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February 19-25, 2026

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**ABANDONED VEHICLE AUCTION**

Friday, Feburary 13, 2026 at 10am, viewing starts at 9am. Mountain Highway Towing & Recovery, 8410 Main Street, Dryden, WA 98821

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Certified experts trained to handle all types of trees. Using the latest equipment & techniques, we do the job safely & effectively. We also grind & remove stumps & provide landscaping services to transform your outdoor space. Take comfort knowing that you & your family are receiving the best! For a free estimate please call 509-237-4434 or go to our website, www.HP-TreeServices.net

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A Better Way to Retire! Call 208-762-6887. Local representative, free information. Larry Waters, NMLS #400451. Mutual of Omaha Mortgage, NMLS #1025894. (These materials are not from, or approved by, HUD or FHA. Subject to Credit Approval.) M00MR.1219.23. Equal Housing Lender. Serving Idaho & Washington

**WE HAVE CASH BUYERS FOR PIVOT IRRIGATED LAND**

In the Lower Columbia Basin. Paying top price for spud-able ground. Call today! Land & Wildlife Real Estate, 509-544-8944 www.LandLeader.com

**GOLD & SILVER COINS**

Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

**HOME FOR RENT ON-BREWSTER FLATS**

2 bedrooms, 2 bathrooms, newly remodeled throughout. Water/ Sewer/ Garbage & Road Maintence included. First, last & deposit. $1200/ month. 509-557-8993

**ABANDONED VEHICLE AUCTION**

Quincy Towing Inc. 401 F St. SW, Quincy, WA 98848. Auctioning a 2006 Volvo S60 & a 1999 Honda Accord. Thursday, February 19 at 11am. Viewing at 10am. #5001

**MOVE TO THE COUNTRY THIS YEAR!**

4 bedroom, 1 bath home in Southern Stevens County on 8 acres, 1900 sq.ft., scenic & private location in Hunters, Washington, just minutes from the Columbia River. Mature orchard & stream on property, perfect for orchard, livestock & farm use. Additional acreage also available, $399,900 with options available for cash. For more information contact Northwest Lands, www.NWLands.com or call 509-671-1691

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Or ham radio gear. Please call or text, 541-521-9733 Aurora

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Your best source for skid steer, crawler, tractor & excavator parts & undercarriages. Rollers, sprockets, cutting edges, rubber tracks, shoes, idlers, grouser steel, points, tracks, skidder chains. Service, buy, sell, trade. Same day service available. 713 N Cook, Spokane, 509-535-1661 www.TrackmanPartsAndService.com

**LOVING & AMBITIOUS JACK RUSSELL TERRIER MALE PUPPIES**

These Terriers are playful, active, enjoy going for walks & rides, they are started on their vaccinations & deworming, $250 each. Call or text, 509-631-0673 located near Moses Lake

**PREMIER AUCTION CENTER IS HAVING A CLASSIC COLLECTIBLE GUN**

Auction this Saturday, February 21. Close to 100 firearms will be up for auction, some dating back to the late 1800's. Winchester, Springfield, Colt, Remington & more! Doors open Saturday at 10am for previewing & bidding starts at 11am. 674 N. Pleasant View, Post Falls. Please visit our website for more information & photos! We also have our online auction happening now through Sunday, February 22. www.PremierAuctionCenter.com

**IN ACCORDANCE WITH**

The revised code of Washington (RCW 46.55.130), Randy's Towing #5664 will sell to the highest bidder. There will be 1 vehicle on Monday, February 16, 2026. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-663-8471 for questions regarding this auction. This sale location is 353 Malaga-Alcoa Hwy, Wenatchee

**2012 FLHTK ELECTRA GLIDE**

24,125 miles, black with inlaid skulls, kept in heated shop & is in showroom condition, many custom parts $8500 or best offer. 509-793-3699 Moses Lake

**HOME FOR RENT ON-BREWSTER FLATS**

2 bedrooms, 2 bathrooms, newly remodeled throughout. Water/ Sewer/ Garbage & Road Maintence included. First, last & deposit. $1200/ month. 509-557-8993

**MEDICAL LAKE HOME ON DOUBLE LOT**

Priced under assessed value! Stunning white home with 5 bedroom, 2-1/2 bath home designed for comfort & functionality. True main floor living with primary bedroom, 2 bathrooms, laundry room, office, living room with gas fireplace, expansive kitchen with large center island, 2 dining areas. Upstairs has 4 additional bedrooms, a full bath & secondary family room, this home has space for everyone. Oversized 2+ car garage with great storage, attached former wood shop great for hobbies or projects. Back lot has covered RV garage, fully fenced backyard with room for gardening & fruit trees, $465,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741


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# GARAGE/ ESTATE SALES & EVENTS

**IN ACCORDANCE WITH THE REVISED CODE**
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, February 26, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2006 Hyundai Elantra, BVG5674, #KMHDN56D96U203-203; 2001 Oldsmobile Alero, CSA6786, #1G3N-L52T41C208660; 1954 Ford Crestline, #U4RV12-5759; 1977 GMC Motorhome, APR3626, #TZE337V102351; 1997 Ford Explorer, CTR9689, #1FMDU34E0VZC20329; 2001 Chevy Lumina, AJD8639, #2G1WL52J61-1200092; 2001 Kia Sportage, #KNDJA72361-5063058; 1997 BMW 5 Series, CAX2455, #WBAD-E6326VBW55775; 1999 Flatbed Utility Trailer, #None

**ESTATE FURNITURE & VINTAGE ITEMS**
Power lift chair recliner by Golden, painted farm house & country furniture, bistro table & 4 chairs, 5 piece bedroom set, electric recliner, micro suede dual recliner sofa, vintage dressers, accent tables, stands, shelves, home decor, iron coat tree, curio cabinets, dining sets, china hutches, blanket chests, entry bench. Visit our store full of ideas today! Red Barn Second Hand, 490 West 2nd Avenue, Colville. Monday-Saturday, 9am-5:30pm. 509-684-8995

**SPECIAL PRICE**
Vintage portable cook stove "glass fuel tank" Famous Joes Vendor Mall, was $99, now $22. Bear skin rug sold. Mountain Goat rug now $200. Slate clock now $300

**NEED CASH? BUYING OLD SILVER DOLLARS & COINS**
Also gold, scrap & dental gold. Call or come in for a free quote or questions. 641 W Garland, Spokane. www.RedLineCoins.com 509-327-9402

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Come see us at 5207 E Trent, Spokane. Or call in your order 509-534-8491. We're open 6 days a week, closed on Tuesdays

**NELSON'S TOWING AUCTION**
Wednesday, February 25. Viewing at 11am & bidding at 12pm. 808 E. Houston Avenue, Spokane. 2011 Audi A6, black; 2005 Lexus RX, silver; 2011 Suzuki SX4, blue; 1994 Jeep Grand Cherokee, green; 2004 Nissan Maxima, blue; 2010 Dodge Grand Caravan, gray; 2007 Toyota Camry, gray; 2016 Chevrolet Sonic, red; 2004 Chrysler 300, silver; 2009 KIA Sorento, blue; 2008 BMW X5, blue; 2007 Toyota Highlander, silver

**RELIABLE TOWING EAST AUCTION**
13417 E. Trent, Spokane Valley. Friday, February 27, viewing at 11am, auction at 12pm. 2006 Mazda MPV, 1994 Lincoln Mark VIII, 2019 Dodge Journey, 2010 Cadillac CTS, 2004 Land Rover

**CONSIGN SOON FOR OUR NEXT ONLINE AUCTION MARCH 27**
Auction Northwest is always accepting consignment of equipment, vehicles, tools, ATVs, building supplies, trailers, RVs, farm implements, surplus & more. Unsure if we will consign something? Just give us a call! We strive to provide a great experience & trusted service to both consigners & buyers with our Online Equipment Auctions. We also do online & in-person auctions for business liquidations & entire estates. We are located at 3156 N. Beck Road, Post Falls, Idaho. Open Tuesday through Friday, 8am-4pm. Contact info@auction-nw.com or call 208-994-6003. To register & see photos: www.AuctionNorthwestLLC.HiBid.com

**INLAND EMPIRE COIN SHOW**
Kootenai County Fairgrounds, Building 1. 4056 N. Government Way, Coeur d'Alene, Idaho. Saturday, March 7, 10am-5pm; Sunday, March 8, 10am-3pm. Admission $3, kids 12 & under free. Over 35 regional dealers, free appraisals. Sponsored by Coeur d'Alene Coin Club. 509-595-0435

**I BUY OLD STEREOS & OLD WATCHES**
Looking for receivers, tuners, amps, cassette decks, reel-to-reel, turntables, speakers, boomboxes, etc. Also buying vinyl records. Call or text with pictures, save my number! 208-691-1073 Post Falls

**GOLD & SILVER COINS**
Buy, sell, trade, loan. Lizzy's Coins & Jewelry, 123 Palouse Street, Wenatchee. 509-662-8521

**RECOVERY MASTERS WASHINGTON**
13417 E. Trent, Spokane Valley. Friday, February 27, viewing at 11:30am, Auction at 12:30pm. 1993 Chevy CK 1500

**BUYING ESTATE CONTENTS**
www.AbesDiscount.com for details, 509-939-9996, Spokane. Also buying old stuff. Call for flyer or see www.IBuyOldStuff.com Fair, honest & baloney free

**PREMIER AUCTION CENTER IS HAVING A CLASSIC COLLECTIBLE GUN**
Auction this Saturday, February 21. Close to 100 firearms will be up for auction, some dating back to the late 1800's. Winchester, Springfield, Colt, Remington & more! Doors open Saturday at 10am for previewing & bidding starts at 11am. 674 N. Pleasant View, Post Falls. Please visit our website for more information & photos! We also have our online auction happening now through Sunday, February 22. www.PremierAuctionCenter.com

**AMAZING THREE DAY SALE IN NORTH SPOKANE**
This is the biggest sale we've had in years! 805 E. Appaloosa, 99208 near the Wandermere Fred Meyer. Thursday, February 19, 8am-2pm then we will be unloading the Christmas storage unit full of vintage Christmas not seen in decades, into the house for Friday, February 20, 9am-4pm & Saturday, February 21, 9am-4pm & possibly Sunday. This lovely lady had numerous homes full of high end decor, furniture, art, clothes & more, & we have brought all of it into this one home! Watch our social media & website for updates, & to see pictures of all the amazing available items, www.AudrisAttic.com

**WE BUY BOOKS! MODERN TO ANTIQUE**
We specialize in the rare & unusual, most genres & subjects wanted, comic books too! House calls available for larger collections. Call 509-863-7040 for more information. Giant Nerd Books, 607 W. Garland, Spokane

**SPRING INTO SPRING CRAFT SALE, DEER PARK**
Saturday, February 28, 10am-3pm. 310 N. Main & Boyer Mountain Lodge, 30 vendors, hand-crafted items. Sponsored by Bethlehem Chapter Eastern Star

## SALES & AUCTION INDEX

### SALES & EVENTS

| | | |
|---|---|---|
| Feb 19 & 20 9am-3pm | Owens Estate Sale | 1514 S. Flint R., Airway Heights |
| Feb. 19 -21. 9am-3pm | The Estate Company Estate Sale | 24109 E. Broadway Court, Liberty Lake |
| Feb. 19 8am-2pm, Feb. 20 & Feb. 21 9am-4pm | Audri's Attic Amazing Three Day Sale in North Spokane | 805 E. Appaloosa, Spokane |
| Feb. 20 & 21 9am-3pm | Soul Touched Treasures Estate Sale | 2311 14th Avenue, Lewiston |
| Feb. 20 & 21 9am-3pm, Feb 22 9am-12pm | VIP Estate Sale | South 5019 St. Andrews Lane, Spokane |
| Feb 20 by appt only text 541-398-8005, Feb 21 9am-4pm, Feb. 22 10am-2pm | Partners in Time Clarkston Estate Sale | 1233 8th Street, Clarkston |
| Feb. 26 - Mar. 2, 9am-5pm | A.B.E.S. Warehouse Estate Sale | 3038 E Trent Ave, Door B, Spokane |

### AUCTIONS

| | | | |
|---|---|---|---|
| Feb. 19, 11am | Chelan | Wrecked & Abandoned Vehicle Sale Rowe's Towing | 620 E. Iowa, |
| Feb. 19, 12pm | Spokane | Always Towing & All About Towing Auction | 3704 E. Everett |
| Feb. 19, 11am | Quincy | Abandoned Vehicle Auction | 401 F St. SW |
| Feb. 19, 12pm | Spokane | Rivercity Recovery & Towing Abandoned Vehicle Auction | 3927 E Wellesley |
| Feb. 19, 12pm | Spokane | Cloverleaf Towing Abandoned Vehicle Auction | 3927 E. Wellesley |
| Feb. 21 11am | Post Falls | Premier Auction Center Collectible Gun Auction | 674 N. Pleasant View |
| Feb. 21 12pm | Quincy | Abandoned Vehicle Auction Piston Auto Wrecking | 10335 Road U NW |
| Feb. 25, 12pm | Spokane | Nelson's Towing Auction | 808 E. Houston Avenue |
| Feb. 25, online | J Stout Live Auction | www.jstoutauction.com | 620 E. Iowa |
| Feb. 26 12pm | Okanogan | Randy's Towing | 2135 Elmway |
| Feb. 27, 12:30pm | Spokane Valley | Recovery Masters Washington | 13417 E. Trent |
| Feb. 27, 12pm | Spokane Valley | Reliable Towing East Auction | 13417 E. Trent |
| Feb. 28, 9am | Odessa | 16th Annual Odessa Fire Dept. Farm Equipment Auction | 108 E. Railroad Ave. |
| Mar. 3, 12pm | Post Falls | Abandoned Vehicle Auction Reliable Towing | 2811 W. Seltice Way |

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the Exchange
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**INTRODUCING LAKE STREET MARKET IN REARDAN**
At the Community Hall, 120 N. Lake Street. Shop local, pop-in & shop! Next Saturday market date February 21. www.ReardanCommunityHall.com

**POST FALLS GUN SHOW**
Saturday, February 21, 9am-6pm; Sunday, February 22, 9am-3pm. Greyhound Park Event Center, 5100 Riverbend Avenue, I-90 Exit 1, Post Falls, Idaho. Sponsored by Lewis Clark Trader. www.LewisClarkTrader.com Information, 208-553-8093

**BIGFOOT RECORDS IN THE GARLAND DISTRICT HAS 2000+ NEW VINYL**
Records & CDs in stock, as well as used vinyl, CDs, cassettes, stereo equipment & clothing! Always buying, willing to travel to you! Now open 7 days a week! Monday-Saturday, 10am-5pm; Sundays, 10am-3pm. 905 W. Garland Avenue, Spokane. Store, 509-325-0486; Mike cell, 509-342-6208 Spokane https://BigFootRecordsSpokane.com/

• COMBINES • FEEDERS • ANTIQUES • HEAVY EQUIPMENT •
DON'T MISS IT! 16TH ANNUAL ODESSA FIRE DEPARTMENT FARM EQUIPMENT AUCTION
Sale Date: Saturday, February 28, 2026, 9am
INSPECTION: Friday, February 27, 8am-5pm
LOCATION: 108 E. Railroad Ave. N., Odessa WA, 99159 (by Rocky Coulee Brewery) watch for signs
FOR CONTACT INFO: Don 509-988-0433, Roger 509-988-0226, to see complete listing go to www.OFDauction.com
GUEST AUCTIONEER: Jake Barth of Yarbro Auctions
NOW TAKING CONSIGNMENTS
2000 Mercedes S500; '99 Chev Suburban; '99 Chev Silverado; '02 GMC Yukon Denali 4x4; '90 Chev 3500 Silverado w/ Diesel slip tank/pump; '13 Ford F150 XLT 4x4; Dodge Dakota 4x4; IH 2500; '52 Chev Truck; '72 Kenworth Boom Truck; Boots, RVs; Equipment Trailers; Utility Trailers; Honda Rancher; Allis Chalmes 7040; '04 MacDon 9352i 1240 header; 06 MacDon 972; 'JD Conditioner; Case, Massey Ferguson, Hillco, Rankin, Int'l, Champion, Honda & More; 2012 Trail-Eze Equipment Trailer, 53' Long, 102" W, 3 axle, air lift; Industrial & Commer. Equipment; 69 Liftall L60; '84 IH w/ dump sander box; '83 Chev C70 w/ 16 ft bed & hoist; UTVs; ATVs; Motorcycles; Combine Header; Farm Fuel Tanks; Zero Turn mower plus one for parts; Iron & Steel Tubing, Angle Iron, Metal Rails; Square Tubing, Rebar, Grates, Antiques, Tires & Wheels, Gates, Lots of Tools...
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Discovery Shop! Shop for clothing, jewelry, accessories, home goods, collectibles, gifts & more! Discovery Shop, 805 W. Garland Avenue, Spokane. 509-328-9373

**THE ESTATE COMPANY ESTATE SALE**
24109 E. Broadway Court, Liberty Lake. I-90 to Liberty Lake Exit, South on Liberty Lake Road, East on Country Vista Drive, South on Eagle Street, East on Broadway Court. South of Liberty Creek Elementary, Close to Golf Course. Thursday, Friday & Saturday, February 19, 20, 21, 9am to 3pm. Furniture: oak dining table with 8 chairs, oak china cabinet, kitchen oak table & chairs, mid-Century modern coffee table, leather power loveseat, La-Z-boy couch & chair, spindle end tables, wingback chair & ottoman, gliding rocking chair, walnut/ maple vanity table, desks, office chairs, bookcases, night stands, Sumter furniture including bed, dressers, nightstands; day bed, antique iron bed & dresser, antique ironing board, wine rack, bar stools. Houseware & Decor: ship bell clock & barometer, Technics turntable, Sony disc player & receiver, Advest speakers, Yamaha receiver, WII games, CDs, cameras: Canon, Nikon, Polaroid; mirrors, Samsung & Vizio TVs, air purifier, dolphin statues, pottery dish sets, small appliances, large collection of cookie jars, full kitchen, Kenmore sewing machine, jewelry, costume jewelry, bagged jewelry, clothes, GU, Mariners, Seahawks, dolls, Precious Moments, clothing & dress form, luggage, bar accessories, glasses. Art: Stephen Lyman, Rod Frederick, Pam Landry, Tom Browning, sport pennants. Garage & Outside: racks, power & hand tools, Toro lawn mower, Honda snowblower, Ryobi weed eater & pressure washer, air compressor, Dremel, reciprocating saw, power grip cord, surge guard, Blue Ox, gloves, refrigerator, Little Giant ladder, step stool, propane fire pit, ice chest, dolly, camping, food saver, Rubbermaid shelves, washer & dryer, NXR BBQ, Exokugo fire pit, outdoor deck box, Ninja wood fire pellets, & more! Pictures at www.HomesByNichols.com Tom, 509-475-1313

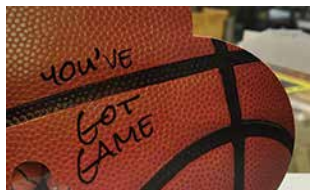
**VIP ESTATE SALE**
S. 5019 St. Andrews Lane, Spokane, WA 99203, February 20, 21, & 22, 2026, Friday: 9am-3pm, Saturday: 9am-3pm, Sunday: 9am-12pm Clothes! Vintage & designer clothes; purses & shoes, vintage fur coats, golf clothes & shoes, ski wear, vintage Spokane Press Club autographed wood wall panels, Hamilton letterpress type cabinet with extra drawers, lettering & graphics, vintage Davenport Hotel Matador room memorabilia. Antique; Regulator style wall clocks, mantle clocks, secretary desk, chairs, victorian style couch, grandfather clocks, table & floor lamps, mirrored night tables & dresser, king head & foot board, stands, upholstered bench, desk & chairs, dining table with 8 chairs & hutch, metal tea cart, bread racks, TVs, side boards, end tables, flex steel upholstered chair, Ethan Allen rocker, marble top commode, antique books, costume jewelry, mirrors, vintage cast iron bull dogs, Taylor Commercial Ice Cream Freezer (C119 - almost new), new commercial star panini press, Vitamix Super 5000, Bosch Concept 7000, china, flatware silverplate, roosters, chickens, pigs, cabbages, decorator pillows, baskets, kitchen gadgets, Faux Antler chandelier, decor, Christmas, silk flowers, Brother typewriter, stereo components: Pioneer, Sony, Aiwa, Fisher. Sewing machine & serger, patio furniture, teak ice chests, char broil with side burner, Kitchen Aid side by side, true commercial freezer (needs work). Cement & metal yard art, copper heron, Craftsman rolling tool chest, wood tool chest, Teeter inversion table, Bissell vacuums, carpet cleaner, defender 90th anniversary filter queen, chipping net, pet step & safety ramp, hand & power tools, lawn & garden, house & garage are full! Vintage western golf cart model 200. Cash preferred, checks accepted, please bring your own packers & packing material, photos are available on VIP Estate Sales Spokane Facebook page & VIPVIPVIP645 Instagram. House is monitored & in a gated community, numbers will be given at 8am Friday, gates open: Friday, 8am-3pm, Saturday, 9am-3pm & Sunday 9am-12pm VIP Team

**BUYING VINYL MUSIC RECORDS, LPs, ALBUMS & AUDIO EQUIPMENT**
Buying vinyl records, CD's, cassette tapes, & collections, 33/45/78 RPM, all genres. Don't hesitate to text or call. Will travel. Joel, 509-710-3749 Spokane

**UPCOMING WAREHOUSE ESTATE SALE**
Mark your calendars for Thursday, February 26 to Monday, March 2. This sale will run 5 days! 9am-5pm, cash only. Sunday is bargain day, all items under $100, half price & absolute best deal on rest. Monday is $1 table day, all items on or under marked tables $1 or less. Furniture, twin hide-a-bed, washer, dryer, refrigerator, corner cabinet, bookcases, housewares, home & wall decor, wrought iron decor, many antique & vintage collectibles, jewelry, old phones, metal art, metal signs, old porcelain signs, kitchen wares, knives & gadgets, cast iron ware, bakeware, candle wares, silk flowers, craft wares, blankets, quilts, bedding, linens, glassware, knick-knacks, hats, toys, many old books, electronics, camping, Coleman lanterns, outdoor, yard, garden, patio ware, a few tools, generator, garage/ shop hardware, get'er done stuff, storage cabinets, shelves & chests, clothes, shoes, Easter, archery bows, Air Soft, paintball, BB, pellet guns & accessories, swords & knives too! Etc. etc. & much much more! Old & vintage to modern & always a treasure to be found. 3038 E. Trent Ave, Door B, Spokane. See Exchange & Nickel's Worth paper next week for more details, also Craigslist ad under garage sales early morning sale day. Please Facebook your friends & tell your neighbors about this sale too! Watch for the pink signs!

**ABANDONED VEHICLE AUCTION**
Piston Auto Wrecking, 10335 Road U NW, Quincy, Washington 98848. Saturday, February 21. Viewing at 11am, auction at 12pm. For more information call 509-499-8629 Quincy

**INLAND NORTHWEST RAIL MUSEUM OPEN SATURDAYS ONLY**
In January from 10am-5pm. Ride our 2' gauge train, learn the history of Inland Northwest Railroading, view memorabilia, drive a railroad spike, see model trains run, tour the museum train & have fun! 27300 Sprinkle Road, Reardan. 25 miles West of Spokane on Hwy 2 at 231 S. 509-796-3377 www.InlandNWRailMuseum.com




**NCAA BASKETBALL GAMES ARE HERE! OVER THE MOON RELICS IS**
Offering 10% off your purchase if you wear any college logo on the days Gonzaga Men play basketball, between February 18 through the end of March Madness! We have items from classic horror to lucky charms serving up gold & a little mischief for March Madness on Friday 13! Our newest arrivals are classic monsters, VW bugs in multiple sizes, action figures, & some photo books about Spokane & older cars, or if you want to check on something-call us, we love getting your calls, new arrivals are coming in all the time! Don't wait to get a unique gift, supplies are limited. Our regular hours: closed Mondays; Tuesday-Thursday 12pm-5:30pm; Friday 12pm-6pm; Saturday 11am-5pm; Sunday 1pm-4pm, Thank you for your unwavering support of our small shop! 604 W. Garland Avenue, Spokane. 509-998-7660

**RECOVERY MASTERS WASHINGTON**
13417 E. Trent, Spokane Valley. Friday, February 27, viewing at 11:30am, Auction at 12:30pm. 1993 Chevy CK 1500

**THE OWENS GALLERY ESTATE SALE**
Thursday & Friday, February 19 & 20, 9am-3pm. A "New Estate" is now unpacked and ready to sell. Plus Chapter 4 of the Important Estate of a Local Prominent Lifetime Collector. All Priced & Ready to Sell!!! Plus More Quality: Furniture, Furnishings, Antiques/Collectibles, Sculptures, Fine Jewelry, China/-Porcelain, Glassware, Sports, Clocks, Books, Phonographs, Radios, Juke Boxes, Tools, Asian, Fine Art, Displays, Persian & Karastan Rugs, 14K & Silver Pocket Watches, Ethnic Collection & More. Over 10,000 square feet of quality estate personal property. We have added more & more, with loads of surprises. Our new location, 1514 S. Flint Rd, Airway Heights. The Triumph Building off Hwy 2 next to the Rusty Moose. View 100's of photos at www.OwensAuction.com 509-891-9935

## WHAT'S INSIDE


Sales & Auctions Index ..... 2
Garage/ Estate Sales & Events ..... 2-3
Auctions ..... 2-3
Miscellaneous ..... 5-8
Legals ..... 9-12
Spokane Valley Council Notes ..... 5
Hunting & Fishing ..... 16-17
Animals:
Pets ..... 14
Dogs ..... 12-14
Horses, Hay & Livestock ..... 15
Wood & Warm ..... 19
Yard & Garden ..... 19
Services ..... 17-18
Equipment ..... 19-20
Automotive:
Cars, Trucks & SUVs ..... 24
RV's, Motorcycles & Boats ..... 24
Real Estate:
Residential ..... 22-23
Manufactured Homes ..... 21
Acreage, Lots & Land ..... 21
Open House Hit List ..... 21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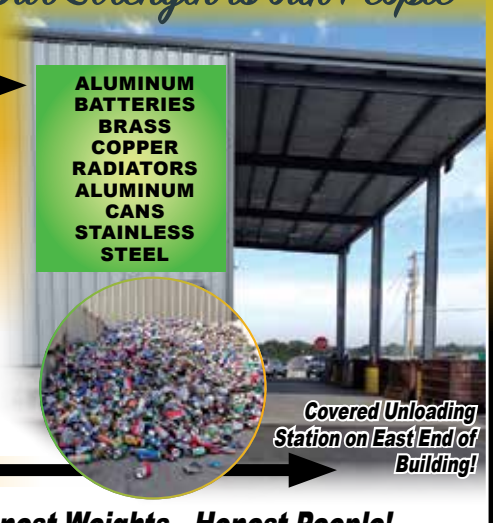


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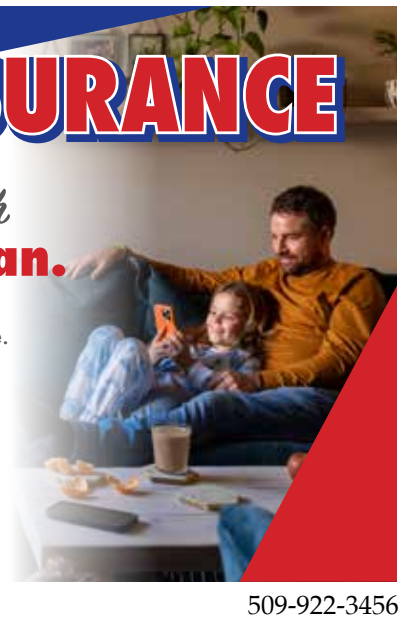

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# SPOKANE VALLEY CITY COUNCIL
# TUESDAY, FEB. 17, 2026 | MEETING RECAP

This week's Spokane Valley City Council meeting began with an invocation, the pledge of allegiance and approval of the following amended meeting agenda. Mayor Laura Padden and Councilmember Al Merkel participated in the meeting remotely.

*Special Presentation*

Deputy Mayor Hattenburg presented the February You Rock! Community Recognition Award to Mr. Lance Beck, outgoing CEO of Greater Spokane Valley Chamber, recognizing his many years of service supporting, promoting and advocating for Spokane Valley businesses.

**PROCLAMATION**

Deputy Mayor Hattenburg presented a proclamation for National Sportsmanship Day, which was accepted by Phil Champlin, Executive Director of the HUB Sports Center.

*General Public Comments*

Each week, community members have an opportunity to address Councilmembers for up to three minutes during the General Public Comment period, either at the beginning or end of each meeting, either in person or via Zoom.

**ACTION ITEMS**

**#1 – First Reading-Resolution 26-002: Surplus Items**

This item was presented as an administrative report to Council at the Feb. 10, 2026, meeting. The City has accumulated items and equipment from the Streets and IT Divisions and Parks and Recreation Department, which have reached the end of their serviceable life. Staff plans to sell as many items as possible and dispose of the remainder.

A motion to approve Resolution 26-002 declaring as surplus certain personal property of the City passed unanimously.

**#2 – Potential Grant Opportunity: City Safety Program (CSP)**

The Council reviewed this topic at the Feb. 3, 2026, meeting. The Washington State Department of Transportation (WSDOT) issued a call for projects in October 2025 for its City Safety Program (CSP), which is designed to help reduce fatal and serious injury crashes. $30 million will be awarded statewide; no local match is required. The most frequent and most severe crash types in Spokane Valley are Angle(T) and Hit Pedestrian. Proposed projects aim to reduce crashes under this grant program are:

- Barker/Appleway Roundabout – Request Amount $4.3 million
- Appleway Pedestrian Crossings – Request Amount $1.1 million
- Arterial Pedestrian Crossings – Request Amount $1.1 million

A motion to authorize the City Manager, or designee, to apply for the City Safety Program grant for the projects identified in Table 1 passed with 5 votes in favor and 2 votes against.

**NON-ACTION ITEMS**

**#3 – Homeless Outreach Program Update**

City staff and SVPD Officer Dan Spiewak provided an overview of the city's Homeless Outreach Team program, which consists of two dedicated Homeless Outreach Officers who work directly with outreach social workers. The outreach team is in daily contact with the city's Housing and Homeless Coordinator, who serves as a point of contact for community members and coordinates the city's response to community concerns related to homelessness within the city.

They shared data about 2025 outreach efforts/outcomes, positive trends within Spokane County, continued high levels of need, developing challenges in the regional housing instability crisis, and other challenges related to addressing homelessness.

**#4 – Unplaced Art Donated by Spokane Valley Arts Council (SVAC)**

The last Council discussion on locating donated art from SVAC was in 2022 and since then, the City has received two sculptures with two more in development. Staff reviewed locations where previously donated sculptures have been placed and potential locations for the remaining donations.

The Council was asked to consider locations where the art could be displayed and provided the following locations for staff to follow up on:

- Pines Cemetery – Owl Woman Calls Your Name
- Doris Morrison Learning Center – Otter Woman
- STA Argonne Station – Sun Blessing
- Spokane Valley Mall – Soulmates

Follow up with insurance claim information on Indomitable Spirit that was damaged in a hit-and-run accident.

**#8 – Budget 101 Presentation, Part Two**

In preparation for the Council's Feb. 26, 2026, Winter Workshop and the June 9, 2026, Budget Workshop, staff presented the second of two administrative reports to provide a high-level overview of municipal budgeting and finance. Topics included recurring vs. nonrecurring activities, major revenues, fund balances, reserve fund and outstanding debt.

**INFORMATION ONLY (NO PRESENTATION OR DISCUSSION)**

**#9 – Monthly Department Reports**

- Spokane Valley Police Department
- Community Development

**#10 – Spokane Valley Fire Department Monthly Reports**

- December 2025
- January 2026

*About Spokane Valley City Council*

City Council meetings occur most Tuesdays at 6 p.m. at Spokane Valley City Hall, 10210 E. Sprague Avenue, Spokane Valley, and online via Zoom. Meeting agendas and minutes are available at SpokaneValleyWA.gov/Agendas. Community members are invited to attend Council meetings to participate in action items or public comment periods in-person or online. Council meetings are broadcast on Comcast channel 14. Email the Council at CityCouncil@SpokaneValleyWA.gov or learn more at SpokaneValleyWA.gov/CityCouncil.

*Stay Connected*

Spokane Valley City Hall is open Monday through Friday from 8 a.m. to 5 p.m. Information is available online at SpokaneValleyWA.gov. Sign up to receive email updates about the topics that matter to you most at SpokaneValleyWA.gov/SignUp or follow the city on social media.

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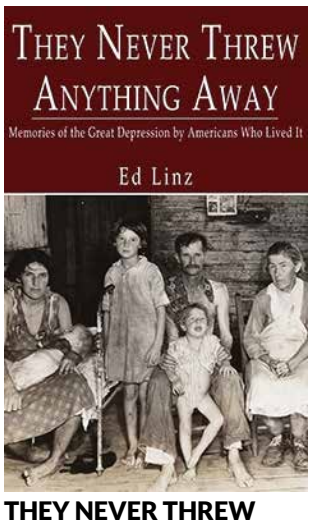


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We are a 30 year established hair salon, and are looking for someone who already has a client list that would like to rent a station, $350 per month. The person that left was with us for 30 years. Calls only, 509-892-6907 or 509-850-5222 Spokane Valley



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Buying in any condition, also parts. Complete repairs or restoration service too. Private party, 509-922-2454 Spokane

**STUBBY LAKE SMOKESHOP**
Has a bin of $2 out of date cigarettes. 396610 Hwy 95, Plummer ID 208-686-9313

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## FULL TIME CUSTOMER SERVICE/ SALES POSITION

***Job Description***
We are seeking a skilled Customer Service/ Inside Sales Professional to join our team. The duties and responsibilities vary greatly each day of the week. This position would be a perfect fit for someone who is a quick learner, adaptable and curious.

***Job Duties:***
- Be the first point of contact for walk-in customers and incoming calls
- Customer service duties (answering phones, responding to emails, booking ads, resolving customer issues, & taking payments)
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- Sell advertising into all 4 editions of The Exchange
- Create advertising plans for seasonal customers
- Track weekly sales and continue to maintain and increase revenues
- Prepare professional proposals & sales campaigns promptly
- Generate leads from new sources, & contact for advertising

***Experience/ Skills:***
- College degree in business or related field preferred
- Excellent written and verbal communication skills
- Adaptability to an ever changing environment & be able to multi-task
- Understanding of sales process and dynamics

***Pay/ Benefits***
Hourly pay plus commission. Medical available after 3 months full time. Simple IRA plan after 1 year.
Job Type: Full-time, semi-flexible schedule
Pay: $40,000 - $65,000 per year

**Send resume, cover letter & references to job@Spokane.Exchange or call 509-922-3456**

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**5111 E. Trent Ave, Spokane • www.PacificNW.Exchange**
*The Exchange exists to be a trusted resource for our community. We are efficient, effective and exceptional at connecting buyers & sellers. The Exchange is the largest local classified network in print & online in the Pacific Northwest!*

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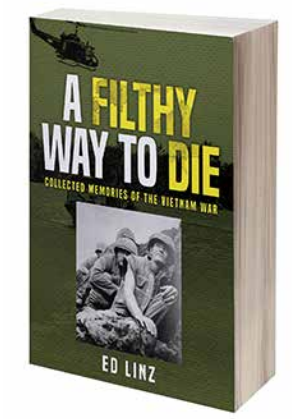


**A FILTHY WAY TO DIE: COLLECTED MEMORIES OF THE VIETNAM WAR**
Mr. Linz interviews over 60 veterans who served in various assignments during the Vietnam War, on the ground, in the air, on the rivers & canals, & at sea off the coast. It also contains a discussion of how the U.S. became involved. Available from your local bookstore or Amazon. Signed copies available from www.-EdLinz.com

**LOOKING FOR A NEW TAX PROFESSIONAL?**
Let me help you maximize your Tax Refund! Call Randal Saccomanno for an appointment. 15 Years of experience! Virtual or in person services, free warrently included. Saccomanno@startmail.com 509-362-3263. 104 S. Freya, Green Flag, Suite 311B, Spokane

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Steel Structures America can build you a shop or barn. We are the largest pole builder contractor in the Northwest & have competitive pricing. Don't wait! Call today, 1-888-598-8166 www.Steel-StructuresAmerica.com

**GENESIS; CHAPTERS 1 -7**
Chapters 1 & 2 are about creation & chapters 3 & 4 are about Adam & Eve. Chapter 5 is about the genealogy or the family tree from Adam to Noah. Chapter 6 is about the giants on the earth or the Nephilim that were created by the "Sons of God" & the "Daughters of Men." Chapter 7 is the flood. See www.NaturesGod.us
Paid Advertisement

**DEER PARK DIAMOND STORAGE, 50% OFF FIRST 6 MONTHS!**
Located 1 block west of Bi-Mart, brand new units, security cameras, fenced, online bill pay, different size units to choose from, ADA units in 3 sizes. www.Deer-ParkDiamondStorage.com Call 509-671-7366

**LOOKING FOR A NEW HAIR STYLIST?**
Are you thinking about going blonde, going short, or wanting to reshape the cut you have? Shampoo, Condition, Cut & Style only $25! Curly hair, men's & women's cuts, perms & curl & sets for older patrons. Call Darcy at Creative Hair & Nail Design 509-216-5405, 33 S. Pines in Spokane Valley (No, I am not the girl in the ad)

**SINGER FEATHER-WEIGHT PORTABLE COMPACT SEWING MACHINE**
Rare, collectible, classic. Tan/ pearl, with case, excellent, as new condition, perfect for quilting clubs & lightweight traveling space, manufactured date August 1961, Kilbowie Scotland UK. Purchased new, freshly locally serviced, certificate with serial number & accessories provided. Call for more details 509-263-9100 Spokane

**CHICKEN FIGURINES & ASSORTED ITEMS**
Variety of chicken items, a regular "farm" of chickens. Would like to sell the collection as a whole, approximately 60 chicken items, $175 for the lot. Call 208-756-2731 Clarkston

**IN HOME CAREGIVER SEEKING WORK**
20 years experience, looking to work with seniors, located in North Spokane. Can work Monday- Friday, references available. Contact Amy for serious inquires, 951-330-1930

**CAN YOU HELP A SENIOR FEED THEIR CAT OR DOG THIS WINTER?**
Help Kevin's Kritters collect dog & cat food as well as dog & cat treats to help the Meals on Wheels programs in the Spokane area, Valley Partners Food Bank & the Feed Spokane Coalition. There is a huge need! Many of those served by Meals on Wheels do not have enough money to buy dog & cat food. With your help, we are able to provide dog &/or cat food along with their daily meals. Please help this worthy cause with a food donation. Please contact Kevin's Kritters, call or text, 509-230-9350 Spokane

**LOST YEARS**
The lost years of Jesus (12-30) were spent on the historical Silk Road which was a series of interconnected Asian trade routes across Europe & Asia that was active from the 2nd century BCE until the 15th century CE. It connected China & the Far East with the Middle East & Europe allowing for the exchange of goods, services & ideas between the East and West including collaborations between Buddhism & Christianity. The distance between Israel & Tibet is approximately the same distance across the United States. See www.NaturesGod.us
Paid Advertisement

# Senior Center
## DANCE CALENDAR
*for Members & Guests*

**FRIDAY, FEBRUARY 20**
**Valley Eagles** - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Theresa Edwards**
**North Side Eagles** - *6410 N. Lidgerwood, Spokane*
Music & Dance 5pm-7pm by **Don Sellers**
Music & Dance 7pm-10pm by **TNT**

**SATURDAY, FEBRUARY 21**
**Valley Eagles** - *16801 E. Sprague, Spokane Valley*
Music & Dance 7pm-10pm by **Rower Brent**

**MONDAY, FEBRUARY 23**
**Corbin Senior Center** - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **TNT**

**TUESDAY, FEBRUARY 24**
**Corbin Senior Center** - *827 W. Cleveland, Spokane*
Music 7pm-9pm by **Special Delivery**
**VFW 1474** - *2902 E. Diamond, Spokane*
Music & Dance 5-7pm by **Bobby & Tommy**

**WEDNESDAY, FEBRUARY 25**
**Valley Eagles** - *16801 E. Sprague, Spokane Valley*
Music & Dance by **Chris Ellenburger**
**Deer Park Eagles** - *12 W. South Ave., Deer Park*
Music & Dance 4:30pm-7pm by **Don Sellers**

**Want to Include Your Senior Dance?**
*Email:* ComingEvents@spokane.Exchange
*Text* 509-924-3456 or *Call* Dick Baker, 509-924-2808


# Because There Is Hope *is Looking for* HOST HOMES

*Do you have a* **spare room, bathroom, & kitchen space** *available in your home you could offer to a* **cancer patient.** *No care, food or transportation needed from the host.*

**BECAUSE THERE IS HOPE IS LOOKING FOR HOST HOMES IN THE SPOKANE AREA**

We provide hope, healing & a safe haven for those touched by cancer & we are currently looking to add to our host homes!

We work with treatment facility patient navigators to provide free accommodations in host homes for adults being treated for cancer in the area.

We also offer Visa cards for gas & other expenses.

Because There Is Hope
509-435-2143 | www.BecauseThereIsHope.org

**NOTICE OF TRUSTEE'S SALE**
Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1018012-BF** Title Order No.: **250361764-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7161672** Parcel Number(s): **35081.4212** Grantor(s) for Recording Purposes under RCW 65.04.015: **SHARON L DOBLE, AN UNMARRIED PERSON AND CRYSTAL ROBISON, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **PENNYMAC LOAN SERVICES, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **PennyMac Loan Services, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **3/20/2026**, at **09:00 AM Outside the East Entrance of the Spokane County Courthouse, located at 1116 West Broadway Avenue, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 8 IN BLOCK 20 OF WOLVERTON AND CONLAN'S ADDITION, AS PER PLAT RECORDED IN VOLUME "B" OF PLATS, PAGE 59; SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **2523 N Nevada St, Spokane, WA 99207** Subject to that certain Deed of Trust dated **12/15/2021,** recorded **12/15/2021,** under **Instrument No. 7161672** records of **SPOKANE** County, **Washington**, from **SHARON L DOBLE, AN UNMARRIED PERSON AND CRYSTAL ROBISON, AN UNMARRIED PERSON**, as grantor(s), to **WFG NATIONAL TITLE**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc., as designated nominee for MANN MORTGAGE, LLC DBA CHIMNEY ROCK MORTGAGE, LLC., beneficiary of the security instrument, its successors and assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **PENNYMAC LOAN SERVICES, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7411880** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$22,200.66**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$239,037.36**, together with interest as provided in the Note from **1/1/2025** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **3/20/2026**. The defaults referred to in Paragraph III must be cured by **3/9/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **3/9/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **3/9/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **10/10/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US
The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1018012-BF. Dated: 11/13/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1018012-BF Sale Line: 800-280-2832 or Login to: **http://www.qualityloan.com** IDSPub #0261535 2/19/2026 3/12/2026

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**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of ELIZABETH I. MARTINEZ,**
**Deceased.**
**NO. 26400311-32**
**NOTICE TO CREDITORS**
**RCW 11.40.030**
The Co-Administrators named below have been appointed as Co-Administrators of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Administrators or the Co-Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: February 19, 2026
/s/ OSCAR M. MARTINEZ
/s/ CYNTHIA COBBS
Presented by:
STAMPER RUBENS, P.S.
By: ANALESE VICKERMAN
WSBA #61050
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**
**HOFFA S INVESTMENTS, LLC, a Washington limited liability company,**
**Plaintiff,**
**v.**
**THE ESTATE OF ARTIE T. BLAKE, DECEASED, THE ESTATE OF MYRTLE E. BLAKE, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ARTIE T. BLAKE, DECEASED AND MYRTLE E. BLAKE, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO,**
**Defendants,**
**No: 26-2-00547-32**
**SUMMONS BY PUBLICATION**
The State of Washington to the said: THE ESTATE OF ARTIE T. BLAKE, DECEASED, THE ESTATE OF MYRTLE E. BLAKE, DECEASED, ALL KNOWN AND UNKNOWN HEIRS AND DEVISEES OF ARTIE T. BLAKE, DECEASED AND MYRTLE E. BLAKE, DECEASED, AND ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO.
You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 12 day of February, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, Hoffa S. Investments, LLC, a Washington limited liability company, and serve a copy of your answer upon the undersigned attorney for plaintiff, Hoffa S. Investments, LLC, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.
DATED this 11th day of February, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
alissa@grlawspokane.com
Date of Publications: 2/12/26, 2/19/26, 2/26/26, 3/5/26, 3/12/26, 3/19/26

**PLEASE TAKE NOTICE** that a public sale of the personal property, including mobile home, located at 21725 E. Wellesley Ave., Lot #21, Otis Orchards, WA 99027 will take place on **March 13, 2026, at 2:00 P.M.** at the following address:
**BONA VISTA MANUFACTURED HOME COMMUNITY LLC**
**21725 E. Wellesley Ave., Lot #21, Otis Orchards, WA 99027**
The landlord will accept any commercially reasonable offer for such property, payable in cash only, and the proceeds of such sale shall be applied to reasonable expenses including unpaid rent pursuant to RCW 60.10.030. If such property be removed from the rented premises, the lien shall continue and be a superior lien on the property so removed, and the lien may be enforced against the property wherever found. In the event the property contained in the rented premises be destroyed, the lien shall extend to any money that may be received by you as indemnity for the destruction of the property.
Law Office of Eric M. Steven, P.S. 1319 W. Dean Ave., Spokane, WA 99201

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**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of: DORA A. MILLER,**
**Deceased.**
**No. 26-4-00186-32**
**NOTICE TO CREDITORS**
The Personal Representative named below has been appointed and has qualified as Personal Representative of this Estate. Persons having a claim against the deceased must, prior to the time such claim would be barred by any otherwise applicable statute of limitations, serve their claim on the Personal Representative or on the attorney of record at the address stated below and file an executed copy of the claim with the Clerk of this Court within four (4) months after the date of first publication of this Notice, or within four (4) months after the date of the filing of the copy of this Notice with the Clerk of the Court, whichever is the later or, except under those provisions included in RCW 11.40.011 or Section 4 of this Act, the claim will be forever barred.
DATE OF FILING NOTICE TO CREDITORS with the Clerk of the Court: January 29, 2026
DATE OF FIRST PUBLICATION: February 5, 2026
/s/ ROBERT MILLER
Personal Representative
Address: 15 Dogstreet Road
Keedysville, MD 21756
Dates of Publications: 2/5/2026, 2/12/26, 2/19/26

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**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of DONNA D. FOX,**
**Deceased.**
**NO. 26400162-32**
**AMENDED NOTICE TO CREDITORS (RCW 11.40.030)**
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION: February 5, 2026
/s/ CURTIS W. FOX
Presented By:
STAMPER RUBENS, P.S.
STEVEN O. ANDERSON, WSBA #34572
Attorney for the Estate of Donna D. Fox
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY**
**IN THE MATTER OF THE ESTATE OF**
**Judith G. Actor**
**Deceased.**
**Case No. 26-4-00254-32**
**PROBATE NOTICE TO CREDITORS**
**(RCW 11.40.030)**
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Alexa Actor McCully
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00254-32

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**SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY**
**IN THE MATTER OF THE ESTATE OF**
**William E. Pangburn**
**Deceased.**
**Case No. 26-4-00257-32**
**PROBATE NOTICE TO CREDITORS**
**(RCW 11.40.030)**
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Thomas Jarms
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00257-32

**SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY**
**IN THE MATTER OF THE ESTATE OF**
**Beatrice L. Riley**
**Deceased.**
**Case No. 26-4-00255-32**
**PROBATE NOTICE TO CREDITORS**
**(RCW 11.40.030)**
The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.
DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Chantelle Legrand
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00255-32

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**
**In re the Estate of:**
**STEPHANIE LYNN MARIE AIRA**
**Deceased.**
**No. 26-4-00198-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**
The personal representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed this notice to the creditor as provided under RCW 11.40.020 (1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.
Date of First Publication:
February 5, 2026
Personal Representative:
Dena R. Berarducci
Attorney for Personal Representative: John A. Sherrick
Address for Mailing or Service:
John A. Sherrick
Attorney at Law
4411 West Excell Avenue
Spokane WA 99208
Court of Probate Proceedings and Cause Number:
Spokane County Superior Court
1116 West Broadway Avenue
Spokane WA 99260
Cause Number 26-4-00198-32

# LEGAL NOTICES

**SUPERIOR COURT OF WASHINGTON**
**FOR SPOKANE COUNTY**
**In the Matter of the Estate of**
**JAMES H. LEE**
**Deceased.**
**Case No. 26-4-00252-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Susan A. Lee
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00252-32

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
**IN AND FOR THE COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**JOSHUA RANDALL JONES II,**
**a minor,**
**Deceased.**
**NO. 25-4-02074-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.010)**

The Personal Representative named below has been appointed as personal representative of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the personal representative or the personal representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date: October 2, 2025
/s/ ELIZABETH ERIN TANDY
Personal Representative
c/o McDermott Asan, PLLC
140 South Arthur Street, Suite 660
Spokane, WA 99202
McDermott Asan, PLLC
By: /s/ ANDREA L. ASAN,
WSBA #35395
Attorney for Personal Representative
Date of Publications: 2/5/26, 2/12/26, 2/19/26

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON**
**IN AND FOR THE COUNTY OF SPOKANE**
**In the Matter of the Estates of:**
**NED E. HUMBERT and**
**SHARON D. HUMBERT,**
**Deceased.**
**NO. 26-4-00241-32**
**PROBATE NOTICE TO CREDITORS**
**(RCW 11.40.030) (NTCRD)**

The person named below has been appointed as Administrator of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.

The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

TRAVIS HUMBERT
Administrator
KENDEL FROESE, WSBA #54009
Attorney for Administrator
Address for Mailing or Service:
Froese Law PLLC
203 N Washington, Suite 200
Spokane, WA 99201
Date of Publications: 2/12/26, 2/19/26, 2/26/26

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**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of**
**BARBARA R. HUBER,**
**Deceased.**
**NO. 26400310-32**
**NOTICE TO CREDITORS**
**RCW 11.40.030**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
February 19, 2026
/s/ DIANE HUBER
Presented By:
STAMPER RUBENS, P.S.
ALAN L. RUBENS
WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT,**
**STATE OF WASHINGTON,**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of**
**ANNE KATHERINE HARRISON,**
**Deceased.**
**NO. 26400212-32**
**AMENDED NOTICE TO CREDITORS (RCW 11.40.030)**

The Administrator named below has been appointed as Administrator of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
February 19, 2026
/s/ VERONICA S. LEHTIMAKI
Presented by:
STAMPER RUBENS, P.S.
By: /s/ STEVEN O. ANDERSON
WSBA 34572
Attorney for Estate of Anne Katherine Harrison
720 W. Boone, Suite 200
Spokane, WA 99201

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**SUPERIOR COURT,**
**STATE OF WASHINGTON,**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of…**
**KEVIN E CAMPBELL,**
**Deceased.**
**No. 26-4-00219-32**
**NOTICE TO CREDITORS**

The personal representative named below has been appointed as personal representative of this estate. Persons having claims against the deceased must, prior to the time such claims would be barred by any otherwise applicable statute of limitations, serve or mail their claims in the manner as provided in RCW 11.40.070 to the personal representative or the attorney of record at the address stated below and file the original copy of the claim with the Clerk of this Court. The claim must be presented within the later of: (1) thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (2) four months after the date of first publication of this notice. If the claim is not presented within this time frame, the claim will be forever barred, except under those provisions included in RCW 11.40.051 or 11.40.060. This bar is effective as to claims against both the probate assets and nonprobate assets of the decedent.

DATE OF FILING COPY OF NOTICE TO CREDITORS with Clerk of the Court: 2/4/26
DATE OF FIRST PUBLICATION:
February 12, 2026
KATHRYN R CAMPBELL
Personal Representative of
said Estate
Address: 4301 S Saltese Lake Rd
Greenacres WA 99016
STEPHEN H. FORD
Attorney for Estate
320 S Sullivan Rd
Spokane Valley, WA 99037
(509) 924-2400

**NOTICE OF TRUSTEE'S SALE**

Pursuant to the Revised Code of Washington 61.24, et seq.**108 1st Ave South, Suite 450 Seattle, WA 98104** Trustee Sale No.: **WA-25-1022783-BF** Title Order No.: **250492371-WA-MSI** Reference Number of Deed of Trust: **Instrument No. 7163750** Parcel Number(s): **15234.4902** Grantor(s) for Recording Purposes under RCW 65.04.015: **DAVID CRAIG, AN UNMARRIED PERSON** Current Beneficiary of the Deed of Trust and Grantee (for Recording Purposes under RCW 65.04.015): **PENNYMAC LOAN SERVICES, LLC** Current Trustee of the Deed of Trust: **QUALITY LOAN SERVICE CORPORATION** Current Loan Mortgage Servicer of the Deed of Trust: **PennyMac Loan Services, LLC** I.**NOTICE IS HEREBY GIVEN** that QUALITY LOAN SERVICE CORPORATION, the undersigned Trustee, will on **2/27/2026**, at **10:00 AM At the South entrance of the Spokane County Courthouse, located at 1116 W Broadway, Spokane, WA 99260** sell at public auction to the highest and best bidder, payable in the form of credit bid or cash bid in the form of cashier's check or certified checks from federally or State chartered banks, at the time of sale the following described real property, situated in the County of **SPOKANE,** State of **Washington,** to-wit: **LOT 10 IN BLOCK 8 OF HAYDEN MEADOWS FOURTH ADDITION TO THE CITY OF AIRWAY HEIGHTS, AS PER PLAT RECORDED IN VOLUME 24 OF PLATS, PAGE 100; SITUATE IN THE CITY OF AIRWAY HEIGHTS, COUNTY OF SPOKANE, STATE OF WASHINGTON.** More commonly known as: **12407 W Chandler Ave, Airway Heights, WA 99001** Subject to that certain Deed of Trust dated **12/21/2021,** recorded **12/21/2021,** under **Instrument No. 7163750** records of **SPOKANE** County, **Washington**, from **DAVID CRAIG, AN UNMARRIED PERSON**, as grantor(s), to **THE LAW OFFICE OF ROBERT S. DELANEY, PLLC**, as original trustee, to secure an obligation in favor of **Mortgage Electronic Registration Systems, Inc., as designated nominee for MORTGAGE RESEARCH CENTER, LLC DBA VETERANS UNITED HOME LOANS, beneficiary of the security instrument, its successors and assigns**, as original beneficiary, the beneficial interest in which was subsequently assigned to **PENNYMAC LOAN SERVICES, LLC**, the Beneficiary, under an assignment recorded under Auditors File Number **7280384** II. No action commenced by the Beneficiary of the Deed of Trust as referenced in RCW 61.21.030(4) is now pending to seek satisfaction of the obligation in any Court by reason of the Borrower's or Grantor's default on the obligation secured by the Deed of Trust/Mortgage. III. The default(s) for which this foreclosure is made is/are as follows: Failure to pay when due the following amounts which are now in arrears: **$70,994.73**. IV. The sum owing on the obligation secured by the Deed of Trust is: The principal sum of **$370,526.93**, together with interest as provided in the Note from **3/1/2023** on, and such other costs, fees, and charges as are due under the Note, Deed of Trust, or other instrument secured, and as are provided by statute. V. The above-described real property will be sold to satisfy the expense of sale and the obligation secured by the Deed of Trust as provided by statute. Said sale will be made without warranty, expressed or implied, regarding title, possession or encumbrances on **2/27/2026**. The defaults referred to in Paragraph III must be cured by **2/16/2026** (11 days before the sale date), or by other date as permitted in the Note or Deed of Trust, to cause a discontinuance of the sale. The sale will be discontinued and terminated if at any time before **2/16/2026** (11 days before the sale), or by other date as permitted in the Note or Deed of Trust, the default as set forth in Paragraph III is cured and the Trustee's fees and costs are paid. Payment must be in cash or with cashiers or certified checks from a State or federally chartered bank. The sale may be terminated any time after the **2/16/2026** (11 days before the sale date) and before the sale, by the Borrower or Grantor or the holder of any recorded junior lien or encumbrance by paying the principal and interest, plus costs, fees and advances, if any, made pursuant to the terms of the obligation and/or Deed of Trust, and curing all other defaults. VI. A written Notice of Default was transmitted by the Beneficiary or Trustee to the Borrower(s) and Grantor(s) by both first class and certified mail, proof of which is in the possession of the Trustee; and the Borrower and Grantor were personally served, if applicable, with said written Notice of Default or the written Notice of Default was posted in a conspicuous place on the real property described in Paragraph I above, and the Trustee has possession of proof of such service or posting. The list of recipients of the Notice of Default is listed within the Notice of Foreclosure provided to the Borrower(s) and Grantor(s). These requirements were completed as of **9/19/2025**. VII. The Trustee whose name and address are set forth below will provide in writing to anyone requesting it, a statement of all costs and fees due at any time prior to the sale. VIII. The effect of the sale will be to deprive the Grantor and all those who hold by, through or under the Grantor of all their interest in the above-described property. IX. Anyone having any objections to this sale on any grounds whatsoever will be afforded an opportunity to be heard as to those objections if they bring a lawsuit to restrain the sale pursuant to RCW 61.24.130. Failure to bring such a lawsuit may result in a waiver of any proper grounds for invalidating the Trustee's sale. X. NOTICE TO OCCUPANTS OR TENANTS – The purchaser at the Trustee's Sale is entitled to possession of the property on the 20th day following the sale, as against the Grantor under the deed of trust (the owner) and anyone having an interest junior to the deed of trust, including occupants who are not tenants. After the 20th day following the sale the purchaser has the right to evict occupants who are not tenants by summary proceedings under Chapter 59.12 RCW. For tenant-occupied property, the purchaser shall provide a tenant with written notice in accordance with RCW 61.24.060. **THIS NOTICE IS THE FINAL STEP BEFORE THE FORECLOSURE SALE OF YOUR HOME.** You may be eligible for mediation. You have only **until 90 calendar days BEFORE the date of sale** listed in this Notice of Trustee Sale to be referred to mediation. If this is an amended Notice of Trustee Sale providing a 45-day notice of the sale, mediation must be requested no later than **25 calendar days BEFORE the date of sale** listed in this amended Notice of Trustee Sale. **DO NOT DELAY. CONTACT A HOUSING COUNSELOR OR AN ATTORNEY LICENSED IN WASHINGTON NOW** to assess your situation and refer you to mediation if you are eligible and it may help you save your home. See below for safe sources of help. **SEEKING ASSISTANCE** Housing counselors and legal assistance may be available at little or no cost to you. If you would like assistance in determining your rights and opportunities to keep your house, you may contact the following: The statewide foreclosure hotline for assistance and referral to housing counselors recommended by the Housing Finance Commission: Toll-free: **1-877-894-HOME (1-877-894-4663)** or Web site: https://www.homeownership-wa.org/ The United States Department of Housing and Urban Development: Toll-free: **1-800-569-4287** or National Web Site: http://portal.hud.gov/hudportal/HUD or for Local counseling agencies in Washington: https://answers.hud.gov/housingcounseling/s/?language=en_US The statewide civil legal aid hotline for assistance and referrals to other housing counselors and attorneys: Telephone: **1-800-606-4819** or Web site: https://nwjustice.org/home Additional information provided by the Trustee: If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the noteholders rights against the real property only. The Trustee's Sale Number is WA-25-1022783-BF. Dated: 10/22/2025 QUALITY LOAN SERVICE CORPORATION, as Trustee By: Tianah Schrock, Assistant Secretary Trustee's Address: QUALITY LOAN SERVICE CORPORATION 108 1 st Ave South, Suite 450, Seattle, WA 98104 For questions call toll-free: (866) 925-0241 Trustee Sale Number: WA-25-1022783-BF Sale Line: 916-939-0772 or Login to: **http://www.qualityloan.com** IDSPub #0261094 1/29/2026 2/19/2026


**PROBATES? SUMMONS? NOTICE TO CREDITORS?**

***Let Us Help You With Your Spokane County LEGAL ADS!***

**YOU CAN'T BEAT OUR PRICES!**

**$1.21** PER LINE 1ST INSERTION | **$1.13** PER LINE ADDT'L INSERTIONS

Publication Date: **THURSDAYS**
Deadline: **TUESDAYS 4PM**

For more information: Legals@Spokane.Exchange
**509-922-3456 I 800-326-2223**

the Exchange



**NOXIOUS WEEDS**

***What is a Noxious Weed?*** They are non-native plants that have been introduced to Spokane County through human actions. Because of their aggressive growth and lack of natural enemies, these species can be destructive, competitive, and difficult to control.

COMMON MULLEIN

**COMMON MULLEIN**
*(VERBASCUM THAPUS)*

This plant develops rosette in its first year then sends up a tall, flowering stalk the second year. Grows over 6ft tall and is covered in dense, wooly hair. Leaves are elliptic to ovate and opposite on the stem. Flowers are 5 lobed and yellow, growing in long, terminal spikes. Taprooted; spreads by seed. Plants are easily pulled due to the shallow taproot. Tilling will kill the plant, but may expose buried seeds for germination. Spraying is most effective in the first year rosette stage. Livestock will not eat due to its woolliness.

the Exchange

***For More Information on how to Control your Noxious Weeds, Contact:***
Spokane County Noxious Weed Control Board
509-477-5777 • www.spokanecounty.org/weedboard

**SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY**
**IN THE MATTER OF THE ESTATE OF**
**Kathryn E. Miller**
**Deceased.**
**Case No. 26-4-00251-32**
**PROBATE NOTICE TO CREDITORS**
**(RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Margaret Ann Redd
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00251-32

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**SUPERIOR COURT OF WASHINGTON COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**LINDA C. BROWN,**
**Deceased.**
**No. 26-4-00301-32**
**PROBATE NOTICE TO CREDITORS**
**RCW 11.40.030**

MAJA M. SUMMERS has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative, or the Personal Representative's attorney at the address stated below, a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: [1] Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or [2] Four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and non-probate assets.

**DATE OF FIRST PUBLICATION: February 19, 2026**
Attorney for Personal Representative:
RICHARD W. PEREDNIA,
WSBA #5773
Address for mailing or service:
28 W Indiana Avenue, Suite E
Spokane, WA 99205-4751
(509) 624-1369

**SUPERIOR COURT OF WASHINGTON FOR SPOKANE COUNTY**
**IN THE MATTER OF THE ESTATE OF**
**Gary Baltzell Sr.**
**Deceased.**
**Case No. 26-4-00250-32**
**PROBATE NOTICE TO CREDITORS**
**(RCW 11.40.030)**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) thirty (30) days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the Decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION
February 12, 2026
PERSONAL REPRESENTATIVE
Jason Baltzell
ATTORNEY FOR PERSONAL REPRESENTATIVE
Travis Pierce, WSBA # 47114
ADDRESS FOR MAILING OR SERVICE
16201 E. Indiana Ave., Suite 2750
Spokane Valley, WA 99216
COURT OF PROBATE PROCEEDINGS
Superior Court of Washington for Spokane County
CAUSE NUMBER
26-4-00250-32

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**SUPERIOR COURT OF WASHINGTON**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**HERBERT ROSS SMITH,**
**Deceased.**
**CASE NO. 26-4-00171-32**
**NOTICE TO CREDITORS**
**(RCW 11.40.030)**
**PLEASE TAKE NOTICE**

The Administrator named below has been appointed as Administrator of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication: 2/12/2026
Administrator: DEBRA A. WHERLI
Attorney for Administrators:
MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated:
Signed: /s/ MICHAEL J. BRESSON,
WSBA #27376
Attorney for Estate

**SUPERIOR COURT OF WASHINGTON**
**COUNTY OF SPOKANE**
**In Re the Estate of:**
**KEITH GILBRETH,**
**Deceased.**
**No. 26-4-00099-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030)**

The person named below has been appointed as Administrator of this estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
February 5, 2026
Administrator: Cristie Gilbreth
Attorney for the Administrator:
/s/ Katharine Elizabeth Tate,
WSBA 55310
Address for Mailing or Service:
Tate Law Offices, PLLC
23403 E Mission Ave, Ste 215
Liberty Lake, WA 99019
Court of Probate Proceedings:
Spokane County Courthouse
1116 W Broadway
Spokane, WA 99260
Case Number: 26-4-00099-32
Dates of Publication, 2/5/26, 2/12/26, 2/19/26

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**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**DONNA REES COOKE**
**Deceased.**
**No. 26400233-32**
**NOTICE TO CREDITORS**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

DATE OF FILING OF NOTICE TO CREDITORS with Clerk of Court on this 4 day of February, 2026.
DATE OF FIRST PUBLICATION on the 12 day of February, 2026.
/s/ ROBERT H. COOKE
Personal Representative
Residing at 503 E. 2nd Ave.
Spokane, WA 99202
Presented By:
/s/ COURTNEY B. WHITTEN,
WSBA No. 52531
WINSTON & CASHATT, LAWYERS,
601 W Riverside, Suite 1900
Spokane, WA 99201
Attorneys for ROBERT H. COOKE
Personal Representative
Date of Publications: 2/12/26, 2/19/26, 2/26/26

**SUPERIOR COURT OF WASHINGTON**
**COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**DONALD DEAN WILSON,**
**Deceased.**
**CASE NO. 26-4-00197-32**
**NOTICE TO CREDITORS**
**(RCW 11.40.030)**
**PLEASE TAKE NOTICE**

The Personal Representative named below has been appointed as Personal Representative of this estate. Any person having a claim against the decedent that arose before the decedent's death must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the Court. The claim must be presented within the later of: (a) Thirty days after the Personal Representative served or mailed the notice to the creditor as provided under RCW 11.40.020(3); or (b) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim will be forever barred, except as otherwise provided in RCW 11.40.020 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

Date of First Publication:
February 5, 2026
Personal Representative:
SHERRY A. KLAUS
Attorney for Personal Representative: MICHAEL BRESSON
Address for Mailing or Service:
Herman, Herman & Jolley, PS
12340 E. Valleyway Ave.
Spokane Valley, WA 99216
Dated: February 2, 2026.
Signed: MICHAEL J. BRESSON,
WSBA #27376
Attorney for Personal Representative

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**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of**
**CONNIE J. WALKER,**
**Deceased.**
**NO. 26400263-32**
**NOTICE TO CREDITORS**
**RCW 11.40.030**

The Co-Personal Representatives named below have been appointed as Co-Personal Representatives of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Co-Personal Representatives or the Co-Personal Representatives' attorney at the address stated below a copy of the claim and filing the original of the claim with the Court in which the probate proceedings were commenced. The claim must be presented within the later of 1) thirty (30) days after the Co-Personal Representatives served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or 2) four (4) months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION:
February 12, 2026
/s/ SHANNON SHEEKS
/s/ MELISSA AKTIMUR
Presented By:
STAMPER RUBENS, P.S.
/s/ ALAN L. RUBENS, WSBA #12239
Attorney for the Estate
West 720 Boone, Suite 200
Spokane, WA 99201

**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**BERNICE JEAN REED,**
**Deceased.**
**No. 26400218-32**
**NOTICE TO CREDITORS**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and by filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

**DATE OF FILING OF NOTICE TO CREDITORS** with Clerk of Court: February 2, 2026
**DATE OF FIRST PUBLICATION:**
February 5, 2026
/s/ DEBRA K. KIENEL
Personal Representative of the Estate of Bernice Jean Reed
Residing at:
4112 E. Center Road, Trailer 31
Mead, WA 99021
Presented by:
/s/ HANNAH M. JONUS,
WSBA No. 63103
WINSTON & CASHATT, LAWYERS,
601 W Riverside, Suite 1900
Spokane, WA 99201
Attorneys for DEBRA K. KIENEL
Personal Representative
Date of Publications: 2/5/26, 2/12/26, 2/20/26

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**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**CASEY COPFER, individually,**
**Plaintiff,**
**vs.**
**GEORGE POLLITT, individually; and DOES I-V,**
**Defendants.**
**No. 25-2-06029-32**
**SUMMONS**

TO: GEORGE POLLITT; and DOES I-V:

A lawsuit has been started against you in the above-entitled Court by the above-named Plaintiff. Plaintiff's claims are stated in the written Complaint, a copy of which is served upon you with this Summons.

In order to defend against this lawsuit, you must respond to the Complaint by stating your defense in writing, and by serving a copy upon the person signing this Summons within twenty (20) days after the service of this Summons, excluding the day of service, or within sixty (60) days if named Defendant resides outside the State of Washington, or a Default Judgment may be entered against you without notice. A Default Judgment is one where Plaintiff is entitled to what he asks for because you have not responded. If you serve a Notice of Appearance on the undersigned person, you are entitled to notice before a Default Judgment may be entered.

You may demand that the Plaintiff file this lawsuit with the Court. If you do so, the demand must be in writing and must be served upon the person signing this Summons. Within fourteen (14) days after you serve the demand, the Plaintiff must file this lawsuit with the Court, or the service on you of this Summons and Complaint will be void.

If you wish to seek the advice of an attorney in this matter, you should do so promptly so that your written response, if any, may be served on time.

This Summons is issued pursuant to Rule 4 of the Superior Court Civil Rules of the State of Washington.

DATED this 8 day of December, 2025.
FORD & MORTENSEN, P.S.
/s/ WESLEY D. MORTENSEN,
WSBA # 39690
Attorney for Plaintiff
Date of Publications: 2/19/26, 2/26/26, 3/5/26, 3/12/26, 3/19/26, 3/26/26

**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**TERRI L. SEIDEL and LESTER DUANE SEIDEL,**
**Deceased.**
**NO. 26-4-00240-32**
**PROBATE NOTICE TO CREDITORS**
**(RCW 11.40.030) (NTCRD)**

The person named below has been appointed as Administrator of this Estate. Any person having a claim against the Decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Administrator or the Administrator's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced.

The claim must be presented within the later of: (1) Thirty days after the Administrator served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

KASEY SEIDEL
Administrator
KENDEL FROESE, WSBA #54009
Attorney for Administrator
Address for Mailing or Service:
Froese Law PLLC
203 N Washington, Suite 200
Spokane, WA 99201
Date of Publications: 2/12/26, 2/19/26, 2/26/26

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**IN THE SUPERIOR COURT OF THE STATE OF WASHINGTON IN AND FOR THE COUNTY OF SPOKANE**
**WILLIAM HOWARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF JOHN C. HOWARD, DECEASED,**
**Plaintiff,**
**V.**
**HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE,**
**Defendants,**
**NO: 25-2-06233-32**
**SUMMONS BY PUBLICATION**

The State of Washington to the said: HSBC FINANCE CORPORATION, SUCCESSOR IN INTEREST TO BENEFICIAL WASHINGTON, INC., D/B/A BENEFICIAL MORTGAGE COMPANY OF WASHINGTON, A DELAWARE CORPORATION, ALL PERSONS CLAIMING ANY LEGAL OR EQUITABLE RIGHT, TITLE, ESTATE, LIEN, OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT ADVERSE TO PLAINTIFF'S TITLE, OR ANY CLOUD ON PLAINTIFF'S TITLE THERETO AND JOHN/JANE DOES 1-5 INCLUSIVE.

You are hereby summoned to appear within sixty days after the date of the first publication of this summons, to wit, within sixty days after the 15 day of January, 2026, and defend the above entitled action in the above entitled court, and answer the complaint of the plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, and serve a copy of your answer upon the undersigned attorney for plaintiff, William Howard, Personal Representative of the Estate of John C. Howard, deceased, at her office below stated; and in case of your failure so to do, judgment will be rendered against you according to the demand of the complaint, which has been filed with the clerk of said court. The object of the action is to quiet title in real property located in Spokane County, State of Washington.

DATED this 12th day of January, 2026.
Alissa D. Raczykowski, Bar #57148
Attorney for Plaintiff
1500 W. 4th Ave., Suite 408
Spokane, WA 99201
alissa@grlawspokane.com
Date of Publications: 1/15/26, 1/22/26, 1/29/26, 2/5/26, 2/12/26, 2/19/26


**PROBATES? SUMMONS? NOTICE TO CREDITORS?**
***Let Us Help You With Your Spokane County LEGAL ADS!***
**YOU CAN'T BEAT OUR PRICES!**
**$1.21** PER LINE 1ST INSERTION | **$1.13** PER LINE ADDITIONAL INSERTION
*Publication Date: Thursdays*
*Deadlline: Tuesdays 4pm*
the Exchange
*For more information:* Legals@Spokane.Exchange 509-922-3456 | 800-326-2223 | Fax 509-455-7940

**ASDR MINI AUSSIE PUPPY**
Highly socialized, microchipped, dewormed, up to date on shots, vet checked, & started potty training. Amazing personalities & wonderful companions. Ready for homes March 5. $1250 Cash. Call or text 509-951-4213 Spokane

**AMERICAN BULLIES**
The parents have pedigrees, but due to a conflict between the owners, the puppies do not. $1200 firm. 509-778-3044

**POMCHI PUPPIES**
Born January 2, ready for forever homes, eating solid food, have first shots & dewormer. Mom is 6lb Pomchi & Dad is 7lb Chihuahua, $300. Text 509-953-2314 Spokane

**3 BEAUTIFUL AKC SHIH TZU**
Puppies ready to go, come with shots, deworming, health guarantee, puppy starter kit & lifetime breeder support, parents fully health tested, mom is 5lbs, dad is 7lbs. 509-201-0885, Ellensburg

**ATTENTION FEMALE VETERANS**
Operation Dog Tag is starting dog training classes for female MST survivors. These classes are free & held at the Spokane Vet Center on Mirabeau Parkway in Spokane Valley. For details please contact Joe, 509-276-4364 be sure to leave a message & I will get back to you. Thank you for your service

**THE EXCHANGE IS PROUD TO ASSIST**
Local law agencies to stop irresponsible backyard breeders & puppy mills. If you bought a sick puppy or had a strange buying experience please report it to us & if applicable, the local authorities. We take pride in creating a safe buying & selling marketplace for the Eastern Washington community. 509-922-3456 or www.PacificNW.Exchange, SCRAPS 509-477-2532, Stevens County Sheriff 509-684-5296, Ferry County 509-775-3132, Grant County 509-754-2011, Lincoln County 509-725-3501, Pend Oreille County 509-447-3151, Whitman County 509-397-6266

# LEGAL NOTICES

**IN THE SUPERIOR COURT OF WASHINGTON**
**FOR SPOKANE COUNTY**
**In Re the Estate of:**
**BELVA MAY JAY,**
**Deceased**
**NO. 26-4-00178-32**
**PROBATE NOTICE TO CREDITORS (RCW 11.40.030) (NTCRD)**

The person named below has been appointed as Personal Representative of this Estate. Any person having a claim against the decedent must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided in RCW 11.40.070 by serving on or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and filing the original of the claim with the court in which the probate proceedings were commenced. The claim must be presented within the later of: (1) Thirty days after the personal representative served or mailed the notice to the creditor as provided under RCW 11.40.020(1)(c); or (2) four months after the date of first publication of the notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and RCW 11.40.060. This bar is effective as to claims against both the decedent's probate and nonprobate assets.

DATE OF FIRST PUBLICATION: February 5, 2026
CHARLES ROBERT BARTCH JR.
Personal Representative
Address for Mailing of Service:
Charles Robert Bartch Jr.
10316 E Sharp
Spokane Valley, WA 99206
Court of probate proceedings and cause number:
Spokane County Superior Court
26-4-00178-32
Date of Publications: 2/5/26, 2/12/26, 2/19/26

**SUPERIOR COURT, STATE OF WASHINGTON, COUNTY OF SPOKANE**
**In the Matter of the Estate of:**
**MYRNA MCELWAIN,**
**Deceased.**
**No. 26-4-00279-32**
**NOTICE TO CREDITORS**

The Personal Representative named below has been appointed as Personal Representative of this Estate. Any person having a claim against the deceased must, before the time the claim would be barred by any otherwise applicable statute of limitations, present the claim in the manner as provided by RCW 11.40.070 by serving or mailing to the Personal Representative or the Personal Representative's attorney at the address stated below a copy of the claim and by filing the original of the claim with the court. The claim must be presented within the later of: (1) Thirty days after the Personal Representative served or mailed the Notice to the creditor as provided under RCW 11.40.020(3); or (2) Four months after the date of first publication of the Notice. If the claim is not presented within this time frame, the claim is forever barred, except as otherwise provided in RCW 11.40.051 and 11.40.060. This bar is effective as to claims against both the decedent's probate and non-probate assets.

**DATE OF FILING OF NOTICE TO CREDITORS** with Clerk of Court: February 9, 2026.
**DATE OF FIRST PUBLICATION**: February 19, 2026
/s/ HANNAH M. JONUS
Attorney and Registered Agent for the Personal Representative
Presented by:
/s/ HANNAH M. JONUS,
WSBA NO. 63103
WINSTON & CASHATT, LAWYERS,
601 W Riverside, Suite 1900
Spokane, WA 99201
Phone No.: 509.838.6131
Attorneys for RICK DARCY
Personal Representative
Date of Publications: 2/19/26, 2/26/26, 3/5/26

# Kickin' It Country Line Dance Class

***Kettle Falls Senior Center, 605 Narcissus (3 blocks east off Myers)***

***Tuesday, February 24, 6:30pm***

Reoccurring event. Every Tuesday join us for Line Dancing Class. All ages and all experience levels are welcome. Donations go to Boots For the Brave, which creates custom cowboy boots for individual veteran amputees. For information, call or text 209-406-9969 or find us on FB.

# Seed Swap

***Wauconda Community Hall 129 Toroda Creek Rd, Wauconda***

***Saturday, February 21, 1:00pm - 3:00pm***

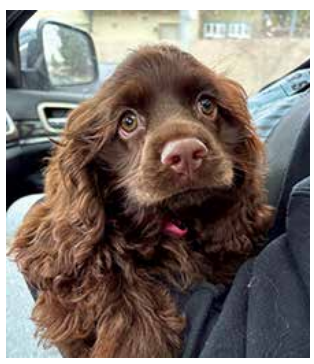
Bring the family, your seeds, and your favorite finger food/snack to our sharing event! No sales, free admission. If you have any questions, please contact us through our website: https://wauconda communityhall.org

**CHIHUAHUA PUPPIES**
Males & females, can send pictures, first shots & deworming. Call for more information, 208-660-6235 or 208-699-0557 Rathdrum

**FLUFFY CORGIS**
Puppies in this litter are AKC registered, triple clear & fluffy. These pups are ready for their new homes. Text 509-222-0660

**BIRDIE IS LOOKING FOR HER FOSTER OR FOREVER HOME**
She is an adult Labrador/ Staffordshire Bull Terrier mix, & a complete sweetheart & she is happiest when she's right at your side! Men are still a little scary to her, so any men in the home will need to be extra sweet to her to earn her trust. Birdie is leash trained, crate trained, & fully potty trained! Her prey drive is strong, so a cat free home is best. She would love to be your hiking/ walking buddy so that she can bring her giddy energy to your adventures. Birdie is about 2 years old, 53lbs, spayed, microchipped, dewormed & up to date with all her vaccines. Her adoption fee has been sponsored to help her find a home fast! If you're looking for a loyal, outdoorsy companion who will follow you anywhere & always keep life interesting, Birdie is your girl! To see more pictures & more details about Birdie go to, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

**TOY POMERANIANS**
3 female & 1 male purebred Toy Pomeranians! They are so sweet & friendly & looking for their forever home. $800 each, firm on price. 509-778-2016



**CHOCOLATE COCKER SPANIEL**
Female, $1000. Text for details 208-608-0975 Post Falls

**PAPILLON PUPPIES**
Dewormed & first vaccinations, raised in loving home. Black & white male, $1850. Red & white female, $2350. Ready for their new homes March 9. Text or call 406-885-1159 Moscow

**YORKIE TERRIER PUPPIES NEED LOVING HOMES**
Mom is 8lbs & dad is 6lbs, vaccinations & deworming up to date, well socialized, three females, two males, non shedding & hypoallergenic, love to snuggle, parents are very smart, ready to go now. Please text or call, 509-720-9180 or 509-828-7042 Spokane Valley

**PUREBRED POMERANIANS**
Great emotional support dogs, 2 males, 2 females, 9 weeks old. Also have 2 yr old males, one is albino. Rehoming all to good homes for $700 each, willing to discount for more than 1. Call or text 651-247-4990 Kettle Falls

**FEMALE FRENCH BULLDOG**
Full AKC, 9 weeks old, up to date vaccinations. $1600. For more information, call/text 509-274-0860, Pasco

**AKC REGISTERED ENGLISH SPRINGER SPANIELS**
Born January 23, 2 males & 6 females, colors are liver & white, liver & white-tri & possible liver & white-roan. Our pups are being well socialized, tails docked, will have all first shots, deworming & registration papers by the time of pickup, wonderful family dogs and/or hunters! Quick to learn & very eager to please, have lots of energy but also can have their puppy love times too. Great with kids! Will be ready for their forever homes on March 20! Reserve your puppy today! Asking for a $200 non-refundable deposit (Venmo or Cash). Your deposit will count towards total cost of $1200. Please call or text Jonay, 509-301-3855

**AKC REGISTERABLE ENGLISH BULLDOG PUPPIES**
Two males, one tan with white markings, & one red with white markings, both parents onsite, well loved, vaccinations & dewormed, been around other dogs, cats, kids & medical equipment/ wheelchair, $3750 or best offer. 509-770-1651 Ritzville

**9 MALINOIS/ GERMAN SHEPHERD MIX PUPPIES**
And also 2 Frenchie/ Boston Terrier mixes, have first shots & dewormed. 509-578-9099

**AKC ROTTWILLER PUPPIES**
4 months old, waiting for her forever homes, 2 females available. Text or call 509-216-8474

**F1B GOLDENDOODLES**
Friendly, adorable, cuddly, low-shedding. Come with first initial de-worming, vaccinations & vet check. 4 females, 3 males. Available March 1. $1000, taking hold deposits now. Instagram @GoldenFozzyDoodles for videos & more media. 509-381-9832 Cheney

**PUREBRED AIREDALE TERRIERS**
Five males, two females, born Christmas day, have had well puppy check ups, first shots & dewormed Call or text, 509-666-9411 Deer Park

**DOODLE PUPPIES!**
4 awesome Doodle puppies, 75% miniature Poodle/ 25% Terrier. Ready to go home right now, hypoallergenic, well socialized & absolutely adorable! The dogs are all up to date on vaccinations & deworming, & have had their first vet check (all healthy puppies), $750. Also have 2 male Cocker Spaniel/ Cavaliers ready to go home now, $750 & 1 male Shih Tzu mix as well, $500. Call or text 509-516-6781. Walla Walla Valley

**EUROPEAN CANE CORSO**
Rare chocolate 5 month old female Cane Corso puppy with world champion pedigree, ears cropped, tail docked, full AKC papers, health record & clear full-DNA health panel. Very loving with family. Sweet temperament & great in the home. $500. 458-300-6771

**F1BB MINI GOLDENDOOLES**
You won't be disappointed, cute & adorable! Only 3 left, 2 females & 1 male. Text 509-430-3243

**PUREBRED YELLOW LABRADOR PUPPIES**
Ready to go at 9 weeks, blocky, beautiful, happy, healthy & family raised. Calm & eager to please temperaments, first shots & dewormer series completed, females & males, $300. Call Cindy 208-964-4997 Blanchard

# DOGS

**FEMALE BLUE HEELER MIX READY FOR HER FOREVER HOME**
This 35lb bundle of joy has made a full recovery from a broken humerus & is now ready to leap into the heart of her forever family! She is about 1-1/2 years old, & full of fun, play & personality. She does well with other calm dogs who don't get up in her face & is fine with cats. She loves her toys & has 100% Heeler personality & traits, she would do well in a home without small children. Elsa is fully vaccinated, dewormed, spayed & micro-chipped, her adoption fee is $200. Are you ready to add some sparkle & spunk in your life? Elsa's your gal! You can see more pictures of Elsa on our website, www.TheFurryFarmRescue.org or if you'd like to speak to a volunteer please call or text, 509-230-6540 Spokane

**GREAT DANES!**
Gentle giant of the dog world. Ready February 28, first shots, pick one now before they are spoken for. $300 to reserve, $1000 out the door. For pictures or a showing, text 509-440-3555 Medical Lake

**DOODLE PUPPIES**
Male puppy available to go home now. Micro-mini Bernedoodles available. Message/call 509-430-7204. Burbank Bernedoodles, Burbank

**CHIHUAHUAS**
Puppies will be ready for their new homes in the middle of March, 6 in total, with 3 males & 3 females, each growing into a sweet, lively companion, healthy, playful & full of personality, making this a great time to reserve one if you're looking for a small dog with a big heart. $700, serious inquiries only. If you're interested in reserving a puppy or would like more information, please contact Vivianna 509-975-4111

**BERNEDOODLE PUPPIES**
2 Bernedoodle puppies ready for new homes, have received their shots & are in good health. $1000. Message 509-305-5185 for more information

**F3 POMSKY PUPPIES**
Female, shots, dewormed, microchip, vet health certificate, ready the second week of March. Nebula Ranch Pomskies, 509-491-0784

**AKC FRENCH BULLDOG PUPPIES**
4 beautiful AKC registered puppies looking for their forever homes, 10 weeks old & have already received their first round of vaccinations. Litter details: 3 males, 2 blue with tan points, 1 blue merle with tan points; 1 female blue merle with tan points, striking mismatched (different-colored) eyes. These puppies are well-started, healthy & full of personality, been raised with care & are at the perfect age to bond with their new families. Their coloring is exceptional & the female's unique eye color makes her especially eye-catching. Serious inquiries only. Please reach out for more information, photos, or to schedule a visit, 509-731-0526

**COLVILLE VALLEY ANIMAL SANCTUARY**
Is a non-profit located in Stevens County that helps care for cats & dogs. CVAS not only helps the animals find their fur-ever homes, but also the community & surrounding area. We offer low-cost vaccination clinics, information resources, Furry Tales (reading program for children), pet food bank, Seniors Saving Seniors (program matching seniors with senior pets at no cost; some requirements apply) & much more. Without the generosity of caring people who believe in our cause we would not be able to be here for those who need us. CVAS is funded by donations & any grants. Our daily operations are run mainly by wonderful volunteers who give their time & heart to CVAS. If you would like to volunteer or donate to CVAS please contact us: 509-684-1475, office@cvasanctuary.org or www.CVASanctuary.org

**TWO FEMALE FRENCH BULLDOG PUPPIES**
Full AKC registered, 9 weeks old, up to date vaccinations. $2200. For more information, call/text 509-274-0860, Pasco

**TEN HUSKADOODLE PUPPIES**
Ready February 25, intelligent & affectionate, will start potty training. Three females, seven males, six black & four brown or tan, $350. Call/ text JJ, 360-214-1695 Othello

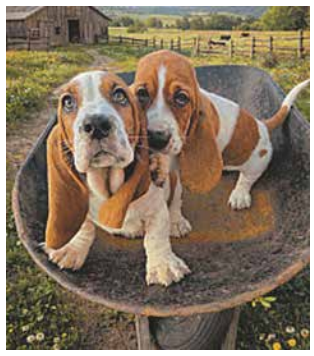
**THREE FEMALE GERMAN SHEPHERD HUSKY CROSS PUPPIES**
Born June 24, raised on a farm, up to date on vaccines & dewormed, $50 rehoming fee. Call or text Lynette, 509-435-2591 Ford

**BUGGS**
Boston Terrier & Pug mix. Cute little puppies! 509-778-3044

**COMMEMORATIVE CONCRETE PERSONALIZED STONES!**
We can engrave anything: names, dates & photos, starting at $40! Guaranteed for life & we can ship anywhere in US for $20. www.CommemorativeConcrete.com or call 509-954-5946 Clayton

**F1B AUSSIEDOODLES**
Four females, three males, ENS & ESI training, noise desensitization training, dewclaws removed, vet checked, vaccinated, potty training, well socialized, ready March 13. Call or text, 208-791-8129 Lewiston

**MISSING DOG, CRESTON AREA SINCE JANUARY 1**
Last seen Miles Creston, Copenhaver, Bachelor Prairie Road areas, family & mate are devastated & just want him home. Please contact Stefanie Cole with any information, 214-733-1423



**PUREBRED BASSET HOUND PUPPIES**
9 weeks old, first set of shots & dewormed. Ready for good homes! 1 male & 1 female left. $1200. Please call or text 509-951-6451. Thanks

**BLUE MERLE MALE POMERANIAN**
Two months old, he is very happy & is waiting for his new home, asking $500. Call Jeanne, 509-675-4600 Loon Lake

**EIGHT WEEK OLD GERMAN SHEPHERD PUPPIES**
Three males, four females, whelped December 16, 2025, gorgeous, loyal, sweet & protective, Czech & West German lines, purebred & papered, family raised. Parents on site, veteran owned, $2500 each. Discounts for Veterans, Firefighters, Medical, Police & Teachers. www.ThunderRidgeShepherds.com or thunderridgeshepherds@gmail.com 208-262-6509 Spirit Lake

**BOSTON TERRIER/ PUG MIX**
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**PUREBRED SHIH TZU**
Male puppies, hypoallergenic, smart & loyal, up to date on vaccines. For more information, please text me 253-545-1923. Spokane Valley

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Cute, playful, cuddly, first shots, paper trained, $300. Can meet halfway, Call Linda, 509-826-2577 Omak


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# OPERATION DOG TAG

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*Dave Williams, Gunnery Sergeant, USMC Retired*

## A MESSAGE FROM THE DIRECTOR OF OPERATION DOG TAG

Operation Dog Tag is a non-profit organization dedicated to training dogs for combat Veterans. Then in turn, training those Vets to train other dogs for other Vets. Having a dog has been proven to help with rehabilitation & many Veterans in our area are in desperate need. The Veterans are given these dogs at no cost. So please help us help our Veterans by donating to:

**Pointman Int'l Ministries**
*(DBA Operation Dog Tag)*
Joe Scheffer, Director
PO Box 1892, Deer Park, WA 99006
509-276-4364 *(leave message)*

**Dedicated to all men and women who served in combat and their families who love them. Operation Dog Tag wishes to educate the community of their purpose and asks for help in aiding the returning Veterans along with the ones that are already struggling at home.**

And we Veterans thank you as we continue *"Making Man's Best Friend Even Better For A Veteran"*

**- Joe Scheffer, Director/Trainer of Operation Dog Tag, Vietnam Vet USMC**

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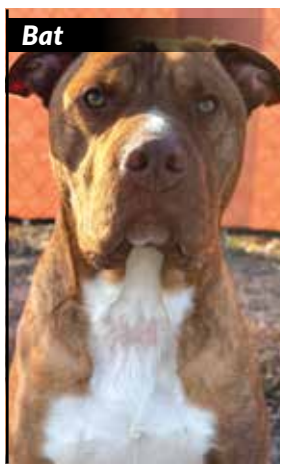


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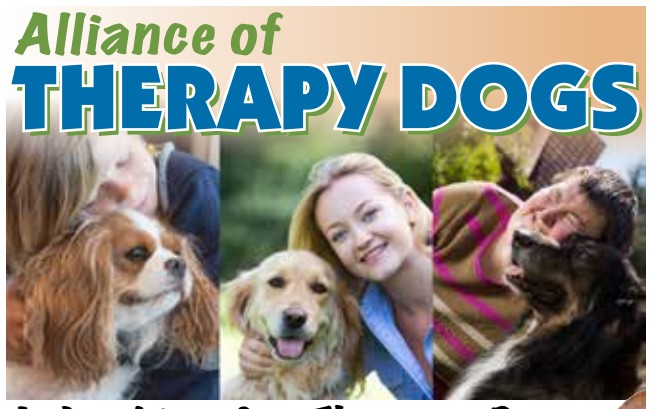

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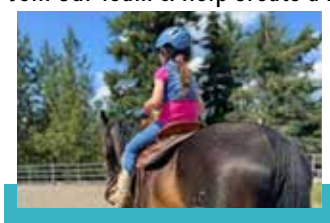

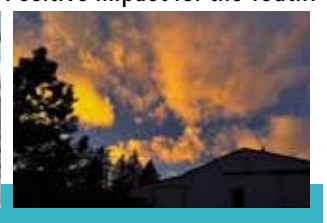

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# Fishing Magician

Dave Loughrie

Reach Dave @ www.FishingMagician.com or FishBoy@nwi.net "The Outdoor Insider"

We had another week of mild weather and that was a blessing for those who like to fish open water. Ice began to disappear from the surface of some of the lakes in our region. Everyone hopes that the warm trend will continue and we have an early spring. What that means for our summer here only time will tell.

I had been wondering how the kokanee fishing on Lake Chelan was this winter, and when Nate Stull of Stully's Guide Service invited me to go I jumped on it. We met at the State Park boat launch at 7 a.m. and ran to an area above the Yacht Club. There were just two other boats fishing in the same general area, and although we weren't marking any fish, we started catching kokanee right away. Nate had two riggers set at 90 feet and two set at 40 feet, and one of the rods that was set at 40 feet was getting bit time after time. We eventually got fish on all four of the rods. The action wasn't fast and furious, but we were picking up fish throughout the morning. Nate was putting a variety of hoochie style lures on the rods behind small dodgers. Instead of corn he was baiting the hooks with the Gulp maggots. He adds scent to the jars. He likes these as they stay on the hook better than corn, so when you get a strike and do not hook up you still have bait. The kokanee we got that morning were mostly 11 inches long.

I was at Potholes Reservoir recently, and I found out the water temperature was still too low to get the walleye bite going. With the warm weather we continue to experience here in the region, things could change earlier than usual. One of the places where walleye anglers find fish in the early spring is in Lind Coulee. Walleye travel from Potholes up this narrow water way to spawn, and many remain there afterward. I have made a few trips up Lind Coulee over the years. The bay above the bridge on Road M SE is one of the first places we have stopped to troll before heading up the coulee. I noticed that the launch here already has enough water to put a boat in. As you make your way up Lind Coulee you will pass by brush islands in the narrow channel. There are many places that are so tight that two boats can't pass through side by side. A couple of years ago my friend Brian Neilson took Mike Wren and me way up Lind Coulee and we caught some very nice walleye. You can view a video I did on this trip by going to my Facebook page, FishingMagician.com, and checking the report for last Thursday, the 12th of February.

The chilly weather that put a layer of ice on Moses Lake and stalled the perch fishing has melted away, and anglers are back at it near the I-90 Bridge. I didn't arrive at Blue Heron Park until

about midday so there was just one person fishing from rip rap bank and one angler on the bridge. There was one boat fishing near the up lake side of the bridge. Fishing had slowed by then. I made a couple of casts and just got one bite, and I saw a fish caught by an angler in the boat. I would think that the good fishing in this area should continue for a while. I can remember fishing through March and into early April for perch on Moses Lake. Then, when the water warmed up a bit, we switched to fishing for walleye and smallmouth bass. It is hard to say for sure, but with the warmer temperatures we are experiencing this winter, things may happen earlier than usual this season. I had a great time catching perch on Moses last year and had the best fishing for largemouth and smallmouth bass ever. This week's photo shows a boat fishing just above the I-90 Bridge on Moses Lake.

I figured that the ice that had formed around the edges of Potholes Reservoir had melted away, and I wanted to see if there was any angling activity there. I stopped by the much improved Sampson Pit boat launch and saw about a half dozen trucks and trailers in the parking area. I also visited with Nathan, who is behind the counter at the tackle shop at Mar Don Resort. He said there are some die hard anglers fishing for walleye, but it is slow going. He described the activity as "sonar fishing". That meant that you don't just head for your favorite area on the reservoir and start trolling, you have to look for fish before you put your gear out. He said he may look for a couple of hours before casting his blade bait or winged jig. If there aren't any fish on the screen you are wasting your time. I gathered that if an angler could put a half dozen walleye in the boat that would be a good day. He said that the water temperature is still hovering around 34 degrees. When it got up to at least 40 degrees things would change.

Many years ago, I would make several trips to fish for perch outside of Quincy. There is a bridge on Road 5 NE over a canal, and it used to be loaded with yellow perch. They weren't huge but we would sort through them and take enough home for a perch dinner. Sometimes we would bring my sister, her husband and their kids and have a great time. Also, there was a spillway at the opposite end of the canal we fished, and on two different occasions my wife and I found people fishing here and catching some perch, but also some whopper rainbow. I remember one angler had a five gallon bucket and the tail of the trout stuck out of the top of the bucket. The other day I stopped by this area and found one angler fishing near the bridge. He was targeting the carp that are now most common in the canal. I saw him get a bite and he said the small perch were stealing his bait, but not big enough to keep. I tried fishing at the spillway for a while but didn't have any luck. Just thought I would share.

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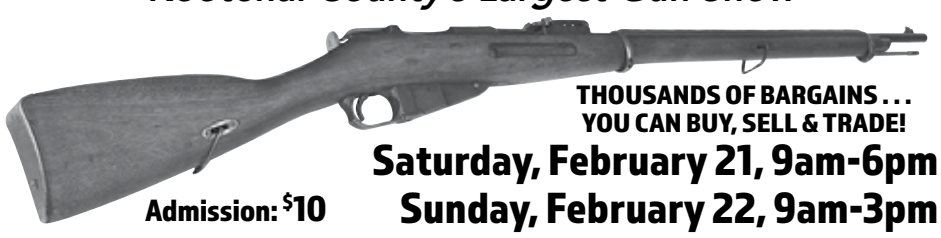

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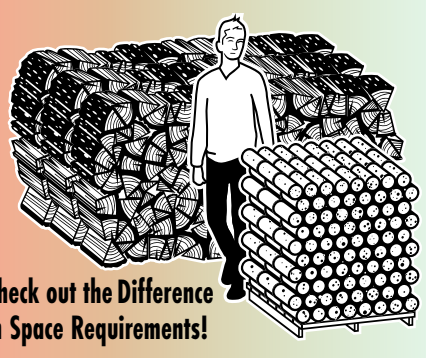

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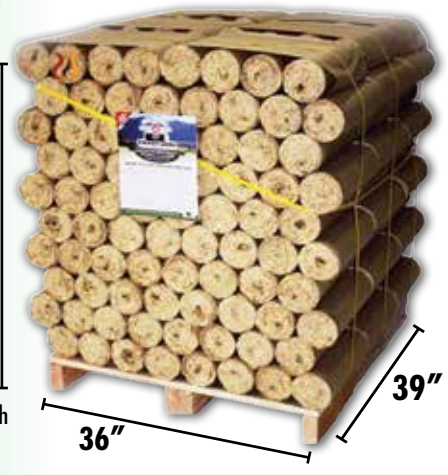


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Quadco 24B 360 Hotsaw, 300hp Cummins, 10,000 hours, 85% undercarriage, $195,000. More pictures at www.GreatNorthernEquip.com Calls only, 509-535-4427 Spokane

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I am a singer/actress born in California on February 20, 2003. My acting debut was a role based on a character from a book series I was introduced to as a child. Early in my career I starred in movies and in a Disney show before progressing to music. A song about driving propelled my fame.

Answer: Olivia Rodrigo



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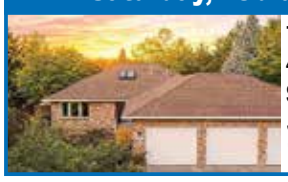
## OPEN HOUSE HIT LIST

*Our Convenient Clip & Carry Index, Cut It Out & Find a House!*

**Saturday, February 21, 11am-1pm**

**13904 E 41st Ct, Veradale**
4 bedroom, 2 bathroom, Central Valley School District **$650,000**
*Karen Conway, 509-999-9514*
*Cloud 9 Realty*

**Saturday, February 21, 11am-2pm**



**7521 North F Street, Spokane**
4 Bedroom, 3 Bathroom, Mead Schools
**$590,000**
*Sharma Meckelson, 509-599-4475, Windermere North/Deer Park*

**Saturday, February 21, 12pm-3pm**

**11217 E. 11th Avenue, Spokane Valley**
5 bedroom, 2 bath, Spokane Valley Rancher **$450,000**
*Ace Becktold, Keller Williams Spokane, 541-786-0486*

**Saturday, February 21, 12pm-2pm**

**14902 E. Valleyway Ave, Spokane Valley**
2 bed, 1 bath, completed updated home
**$288,990**
*Michael Dewey, Amplify Real Estate Services, 509-590-8427*

**Saturday, February 21, 1pm-4pm**

**1816 S. Drive, Spokane Valley**
4 bed, 3 bath, 3 car garage, Like New Greenstone Home **$735,000**
*Bambi Burrus 509-993-5897*
*Kelly Right Real Estate*

**Sunday, February 22, 2pm**

**Luxury Garage Condo Tour**
1551 S. Deer Heights Road, Spokane
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Located on West Davis Road. Beautiful views, excellent privacy, stunning southerly exposure, fronts paved County road, power at front, 1/3 of property is open & slopes up. Three parcels to choose from, $179,900. For more information contact Northwest Lands, www.NWLands.-com or call 509-671-1691

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**87.13 GATED ACRES IN CHENEY, PRICE IMPROVEMENT!**
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**20 ACRE LOTS JUST 10 MINUTES TO DIAMOND LAKE**
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45 total acres in 2 parcels, views, pasture & privacy. Your horses will thank you! Located 3 miles West of loon lake, discount for cash offers. Pictures & video at www.JHallProperties.com Owner- Jerry, 509-890-8278

**30 ACRES STEVENS COUNTY 4 MILES WEST OF DEER PARK**
40 plus gpm well, driveway is in, secluded with views. Power is close, 10 acres of timber, 10 acres sub-irrigated pasture, 10 acres open ground with multiple building sites. $350,000, call Chris, 509-939-3547

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Well maintained, 1996 2 bedroom, 1 bathroom single wide manufactured home. Open living area, spacious kitchen, updated light fixtures & central A/C, corner lot with storage shed & carport. Lot rent covers water, sewer & garbage. 7303 N. Crestline St, Space 49. Offered at $62,500. Call Bill O'Dea 509-714-3814, Windermere North/Deer Park

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In this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex or national origin, or an intention to make any such preference, limitation or discrimination. This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis. To complain of discrimination, call HUD Toll-free at 800-669-9777

## 2026 STCU West Coast High School Championships

***The Podium 511 W Joe Albi Way, Spokane***
***Feburary 20 - February 22***

For a full schedule of events, see their website at https://www.athletic.net/TrackAndField/meet/619056/info there are downloadable files with scheduling, meet info, a concessions menu, and a list of accepted participant entries. This exciting event brings together top high school athletes from across the West Coast for a weekend of competitive action and outstanding performances. Watch as young athletes compete in a variety of indoor track and field events, including sprints, distance races, jumps, and throws. With a dynamic atmosphere and future stars of the sport on display, the STCU Championships promise an exhilarating and memorable experience for athletes, families, and fans alike. Don't miss this opportunity to see the next generation of track and field stars shine!

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**SPOKANE VALLEY RANCHER**
Open House Saturday, February 21, 12pm-3pm. 11217 E. 11th Avenue. Due to US Air Force relocation the seller is selling this beloved 5 bedroom, 2 bath home. True master bath, a rare find at this price point, spacious living with a bonus room, there's ample space for family, guests, a gym, or a home office. Modern updates include fresh exterior paint, artistic tile in the kitchen & refinished kitchen cabinets with quartz countertops. Private fenced backyard with a storage shed & covered patio. Close to schools, shopping, & more! $450,000. Ace Becktold, Keller Williams Spokane, 541-786-0486

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**HOME FOR RENT ON-BREWSTER FLATS**
2 bedrooms, 2 bathrooms, newly remodeled throughout. Water/ Sewer/ Garbage & Road Maintence included. First, last & deposit required. For more information call 509-557-8993

**DEER PARK 10 ACRES WITH VIEWS OF MT. SPOKANE**
XX Hattery Owens Rd. A blank slate & numerous build sites. Two wells already in place: one producing 9-1/2 gpm at 70'. Completed perk test & power at the property line. Fully fenced with corner markers & gated access. Offered at $217,500. Call Bill O'dea 509-714-3814, Windermere North/Deer Park

**UPDATED & MOVE IN READY!**
Attention investors! 3 bedroom, 2 bathroom bungalow, great for single family or utilize the outside entrance to the lower level for Airbnb, rental, traveling medial staff, or multi-generational living. 4521 N. Lidgerwood, Spokane. New Price! $325,000. Call Barb Frye at Amplify Real Estate Services, 509-220-4373

## SPOKANE ASSOCIATION OF REALTORS®

### *2025 Monthly Home Sales Report for January 2026*

**UNIT SALES** DOWN 5.5% ↓
Closed sales for **January 2026** total **294** compared to January 2025 when the total was 311.

**MEDIAN PRICE** UP 2.3% ↑
The median closed price for **January 2026** was **$406,048** compared to January 2025 when the median price was $397,000.
**NOTE: Does not represent home values.*

**INVENTORY** UP 22.8% ↑
Inventory at the end of **January 2026** totaled **1,094** units, which is a **3.7 month supply**. At the end of January 2025 there were 881 units, a 2.9 month supply.
**NOTE: Months supply based on closed sales for January.*

**NEW LISTINGS** UP 14.5% ↑
The number of new listings **January 2026** was **829**, compared to January 2025 when 724 new listings were reported.

NOTE: Information comes from the SAR's Monthly Activity Report which looks at single family residential/site-built properties on less than one acre and condominiums.

Real Estate Trends & Advice

## THE PROCESS – PART 2: BUYING A HOME

Has it been a while since you purchased a home? Or maybe you're working on buying your first! The home-buying process can be intimidating and stressful. Buying a home may be something you only do a few times in your life. Knowing the process will make it a little easier, so here is a quick overview of the process:

As you begin your search for that perfect home, you will also need to figure out how you are going to pay for it. If you need a loan, meet with a lender early to determine what price range and loan types you qualify for and which option best meets your situation.

Connect with a good Realtor® and help them understand what type of home you are looking for. A clear understanding will help eliminate the wrong homes and guide you to the right one. You may have to look at many homes, and the must-haves on your list might change during your search. Be loyal to your agent. Remember, unless structured otherwise, your Realtor® will only get paid once you purchase a home.

When you have a home picked out, your Realtor® will help you write an offer to purchase that gets you the best price and may contain contingencies to protect you and allow you to complete your due diligence in evaluating the condition of the home. An accepted offer will also require upfront earnest money to show your good faith in moving forward with the purchase.

Once you are under contract, the clock starts ticking on any contingencies included in your offer. These may include your loan application, a home inspection, and other inspections such as well, septic, radon, or mold testing. With the proper contingencies in place, this is your time to make sure the home is right for you. The lender's appraisal will also be completed during this period.

As you near the closing date, you will want to schedule a final walk-through of the home. The purpose is to make sure the home has been maintained in the same condition as when you first viewed it, that the seller completed any agreed-upon repairs, and that the appliances included in the sale are still there. Anything that is not right is easier to resolve before closing than after.

You will arrange with the closing company to sign the closing documents. The documents will then be recorded at the county auditor's office. Once the deed is recorded, you will receive possession of the home as agreed upon in your purchase contract—typically the same day the documents are recorded.

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**www.GarageLodge.us**
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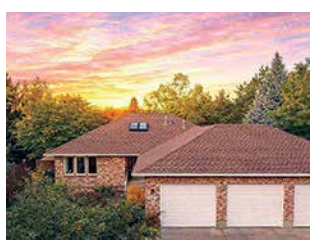
*at the First Traffic Circle in Airway Heights*

**FIRST RESALE! GARAGE LODGE UNIT WITH LIFT**
A 24'x50' automotive playground with 14'x14' motorized garage door, 100 amp power, LED lighting, & gas-ready hookups. Bonus! Units on either side are already insulated, so your space is banked & ready for customization. A BendPak HDS-14X four post lift with RJ7W rolling bridge jack perfect for cars, trucks, or just looking awesome while working on them is included. Garage Lodge amenities include clubhouse with kitchen, conference room, business center, & fenced backyard. Located at 1551 S. Deer Heights Road, Airway Heights, just off the first traffic circle on Hwy 2, $225,000. Marianne Bornhoft, REAL Broker LLC, 509-879-3779

**LakeCountryUSA.com**
Deer & Loon Lake, the recognized authorities. Tamarack Realty, 509-999-6354

**OPEN HOUSE SATURDAY, FEBRUARY 21, 11AM-1PM**
13904 E 41st Ct, Veradale. This stunning 4 bed, 2 bath, home with over 3700 square feet sits on an oversized lot, in the Central Valley School District. Featuring beautiful wood floors, soaring cathedral ceilings, central A/C, a cozy gas fireplace, & 3 car garage. Offered at $650,000, call Karen Conway, 509-999-9514, Cloud 9 Realty

**MEDICAL LAKE HOME ON DOUBLE LOT**
Priced under assessed value! Stunning white home with 5 bedroom, 2-1/2 bath home designed for comfort & functionality. True main floor living with primary bedroom, 2 bathrooms, laundry room, office, living room with gas fireplace, expansive kitchen with large center island, 2 dining areas. Upstairs has 4 additional bedrooms, a full bath & secondary family room, this home has space for everyone. Oversized 2+ car garage with great storage, attached former wood shop great for hobbies or projects. Back lot has covered RV garage, fully fenced backyard with room for gardening & fruit trees, $465,000. Call/ text Lenae Thornton, Keller Williams Spokane, 509-209-0741



**OPEN HOUSE SATURDAY, FEBRUARY 21, 11AM-2PM**
7521 North F Street, Spokane. Custom 4 bedroom, 3 bathroom rancher in Spokane's desirable Five Mile Prairie neighborhood, located in the sought after Mead School District! With 3,352 finished sq. ft., this home features a formal living & dining room, main-floor laundry, a generous primary suite with private bath, & a spacious 3 car attached garage. Offered at $590,000. Sharma Meckelson, Windermere North/Deer Park 509-599-4475

**MAIN FLOOR LIVING IN NORTHWEST HOME, ROOM FOR A SHOP!**
Located close to Cannon Park, adorable 2 bedroom, 2 bath, updates include roof, metal siding, windows, electrical, plumbing, flooring, paint, kitchen cabinets & counters plus all appliances stay. Main bath with updated walk-in shower, granite counter & updated vanity. Primary bedroom has an ensuite & large walk-in closet. Main floor laundry, plenty of cabinet space. Front yard with sprinkler system, RV parking, gas is plumbed to the home if you want to convert to gas heat. Priced to sell, $260,000. Sheri Tilton, 509-280-3000 Re/-MAX of Spokane www.-SheriTilton.com

**GARAGE LODGE TOUR**
Sunday, February 22 at 2pm. 1551 S. Deer Heights Road, Spokane, at the first traffic circle in Airway Heights. Multi use luxury garage condos, rent or own, 24x50', 24x60'. Versatile uses, customize your way! Commercial space, manufacturing, art/ film studio, RV/ Boat storage, repair shop, contractors, & more! Secured gated location, first class owner's lodge including a kitchen, conference room, business center & patio. Starting at $209,900, or leases starting at $1500 month. Call or text 509-879-3779, www.GarageLodge.us

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Call Jane Reilly, I have extensive knowledge & experience with Real Estate in this area & I work with honesty, integrity & love helping people. I'm easy to reach, let me help you with your next move! Call or text, 509-951-1143 Real Estate Marketplace, NW Inc.

**COMPLETELY UPDATED SPOKANE VALLEY HOME ON A 1/4+/- ACRE**
Open House Saturday, February 21, 12pm-2pm, 14902 E. Valleyway Avenue. This 2 bedroom 1 bath home is crisp! Recent improvements include a new roof, new siding & windows, new insulation, new flooring, new dry wall, updated light fixtures, fresh interior paint & new cabinets throughout! Spacious kitchen with ample workspace, large pantry & abundant shelving. Basement features two levels, great space for future living area, storage or workshop. Located in a peaceful area with vacant pasture next door, conveniently located yet tucked away, this home is move-in ready! $288,990. Michael Dewey, Amplify Real Estate Services, 509-590-8427

**ONE UNIT DUPLEX FOR RENT IN SPOKANE**
2 bedroom 1-1/2 bath, washer/ dryer & dishwasher, fenced back yard. Call for more information call 509-505-9036 Spokane area

**LIKE NEW GREENSTONE HOME SPOKANE VALLEY**
Open House Saturday, February 21, 1pm-4pm. 4 bed, 3 bath, 3 car garage, the main floor seamlessly connects an open kitchen, a large island & a full pantry, highlighted by a striking floor-to-ceiling gas fireplace. Also on the main level, you'll find a formal dining room, a quiet den/ office & a practical mudroom. Upstairs, escape to your private oasis: a spacious primary suite featuring a soaking tub & a generous walk-in closet. This level also includes three additional bedrooms, a versatile family, TV, reading room, & a conveniently sized laundry room. Outside, relax & entertain on the covered patio in your fully fenced backyard. 3 car garage provides the final touch of convenience & storage space in this exceptional home. This could be the start of your next chapter! $735,000. 1816 S. Drive, Spokane Valley 99016. For more information call Bambi Burrus 509-993-5897, Kelly Right Real Estate

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| **2012 GMC Sierra** Extended Cab, 4x4, Runs Excellent $7800 | **2012 Ford F150 XLT** Crew Cab, 4x4, Run Excellent, Cash Talks! $8500 |
| **2006 Dodge Ram Quad Cab** Fully Loaded, Camera & Backup, Remote Start, 142,248 mi $7800 | **2003 Ford Expedition XLT** Runs Good, No Surprises $2500 |
| **2008 Buick Enclave** AWD, Runs Good, 3rd Row $4500 | **2007 Ford F150 Crew Cab** 119,548 mi, Its New New! $7500 |
| **2001 Subaru Legacy Wagon** 165,968 mi, First $3400 | **2004 GMC Envoy X4V SLE** Sport Utility Divider for Dog, New Tires $4800 |

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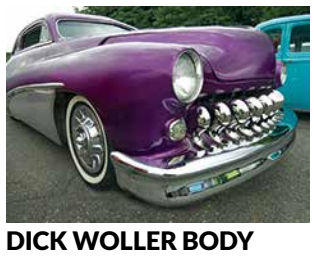
**2014 FORD F150**
4x4, crew cab, 6 cylinder, eco-boost, 98,8XX miles, $20,500. Call or text, 509-979-1230



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**IN ACCORDANCE WITH THE REVISED CODE**
Of Washington (RCW 46.55.130), Randy's Towing #5244 will sell to the highest bidder the following vehicles on Thursday, February 26, 2026 at 12pm. Prior inspection will be from 11am until 12pm. This company can be contacted at 509-422-3170 for questions regarding this auction. The sale location is: 2135 Elmway, Okanogan. 2006 Hyundai Elantra, BVG5674, #KMHDN56D96U203-203; 2001 Oldsmobile Alero, CSA6786, #1G3N-L52T41C208660; 1954 Ford Crestline, #U4RV12-5759; 1977 GMC Motorhome, APR3626, #TZE337V102351; 1997 Ford Explorer, CTR9689, #1FMDU34E0VZC20329; 2001 Chevy Lumina, AJD8639, #2G1WL52J61-1200092; 2001 Kia Sportage, #KNDJA72361-5063058; 1997 BMW 5 Series, CAX2455, #WBAD-E6326VBW55775; 1999 Flatbed Utility Trailer, #None

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**2014 FORD F150**
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